



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 1897 sq.ft. (176.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 2 Pine Road, CORFE MULLEN, Dorset BH21 3DW

£550,000

### The Property

An ideal opportunity exists for a change of lifestyle! This unique commercial property offers generous accommodation in sought after Dorset. The sandy beaches of Bournemouth and Sandbanks are within easy reach by car and there are many wonderful walking trails and country lanes to explore right on your doorstep. A well used and maintained recreational ground is also just across the road. Local schools catering for all ages are also in the vicinity.

The semi detached house has lot of character. It was built circa 1908 with the attached shop added in the mid twenties. If not used by the owner, the shop can be let to provide income; we understand no rates are payable (shop). There is parking for three/four vehicles in front of the main home and approximately three spaces for cars alongside the shop.

A log cabin currently used as a hat shop in the garden would also make a good home office. There is a useful workshop/bicycle store which completes the outbuildings in this attractive, low maintenance garden.

### ENTRANCE HALL

Radiator.

### SITTING ROOM

14' 0" into bay x 12' 3" (4.27m x 3.73m) Double glazed window, feature open fireplace with surround, radiator.

### SNUG

16' 0" Max x 11' 5" (4.88m x 3.48m) Feature wood burner with matching fire surround, staircase to first floor.

### KITCHEN/DINING ROOM

16' 11" x 16' 4" Max (5.16m x 4.98m) Double glazed door to rear, excellent range of wall and base units, space for fridge/freezer, space and plumbing for washing machine and dishwasher, work surface with inset hob, further storage cupboards. Dining Area - space for table and chairs. Door leads to shop/annexe.

### FIRST FLOOR LANDING

Storage cupboard, walk in storage area.

### BEDROOM ONE

17' 9" max x 16' 5" Max (5.41m x 5.00m) Two double glazed rear windows, two side Velux style windows.

### EN-SUITE

9' 7" x 4' 5" (2.92m x 1.35m) Walk in shower cubicle, low level WC, wash basin in vanity unit, heated towel rail

### BEDROOM TWO

14' 7" x 8' 6" (4.45m x 2.59m) Double glazed front

### BEDROOM THREE

10' 11" x 7' 7" (3.33m x 2.31m) Double glazed front window, radiator.

### BATHROOM

Panelled bath with wall mounted shower, low level WC, wash hand basin, heated towel rail.

### OUTSIDE

The front of the property is arranged with stone and shingle providing parking with flower and shrub side borders.

### REAR GARDEN

A pleasant size rear garden with paved patio, area of lawn and shrub borders. Large log cabin suitable as a home office, further storage shed.

### SHOP/ANNEXE

23' 9" x 10' 2" (7.24m x 3.10m) 23' 9" x 10' 2" (7.24m x 3.10m) Front picture window with door leading to pavement front, fitting and storage areas.

### OFFICE

11' 0" x 10' 10" (3.35m x 3.30m) Front window, cupboard housing boiler. Interconnecting door to main home.

### CLOAKROOM

Low level WC, wash hand basin.

### COUNCIL TAX BAND C