

# Greywood Barn, Castle Farm Road, Lytchett Matravers, Poole, Dorset. BH16 6BZ

- Stunning Barn Conversion
- Three/Four Bedrooms
- Open Plan Kitchen/Living/Dining Area
- Two Reception Rooms
- Sought After Village Location
- Approximate 4 Acres





## PROPERTY DESCRIPTION

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Mursells Estate Agents are excited to offer for sale this fantastic property nestled behind secure electric gates and set within approximately 4 acres of stunning countryside in Lytchett Matravers. Greywood Barn offers a rare opportunity to own a beautifully converted barn that seamlessly blends rustic charm with modern luxury living. This exceptional property, transformed into a comfortable and stylish home in 2015, provides the perfect retreat for those seeking privacy and space.

The main residence boasts 3/4 spacious bedrooms, offering versatile living arrangements to suit your needs. The master bedroom suite has a luxurious en-suite bathroom, boasting both bath and separate shower cubicle, and dressing room.

The heart of the home is the open-plan living/kitchen/dining area with its airy and inviting atmosphere. The kitchen has a wide range of light oak colour units complemented by blue pearl granite worksurfaces. Integrated appliances include full height fridge and freezer, dishwasher and microwave, together with free standing dual fuel range cooker. There are two living rooms, either of which could be used as a downstairs fourth bedroom.

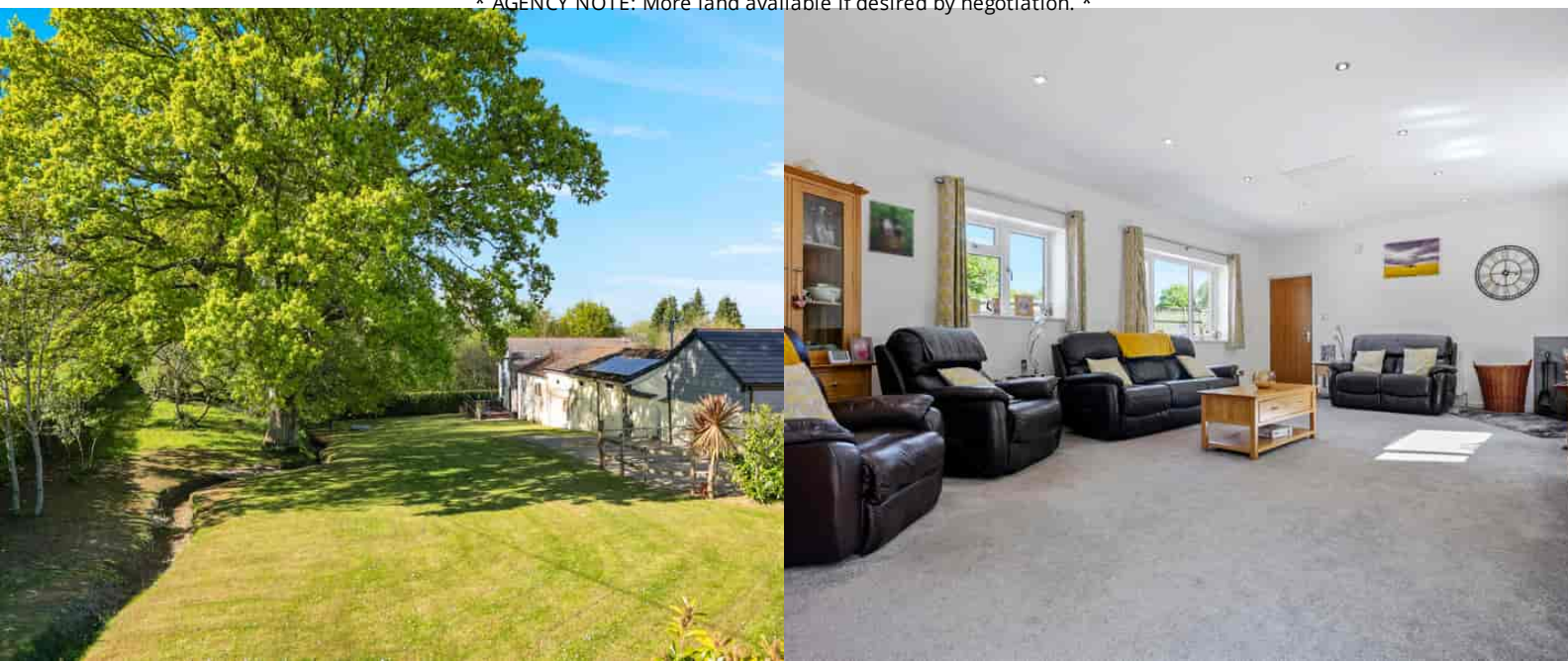
A study, large family bathroom and convenient downstairs w.c./utility room complete the accommodation.

Outbuildings on the property include a large double garage with separate electric up and over doors, a carport, a stable, and an additional store, providing plenty of storage to suit a variety of needs. Greywood Barn is ideal for equestrian enthusiasts or those simply seeking a tranquil lifestyle. The expansive grounds offer ample space for outdoor activities, whether you're looking to keep horses or simply enjoy the serene surroundings.

With its combination of contemporary comforts including underfloor heating throughout the ground floor, extensive land, and charming features including woodburners in three rooms, Greywood Barn in Lytchett Matravers is a truly unique and desirable property that offers the best of country living.

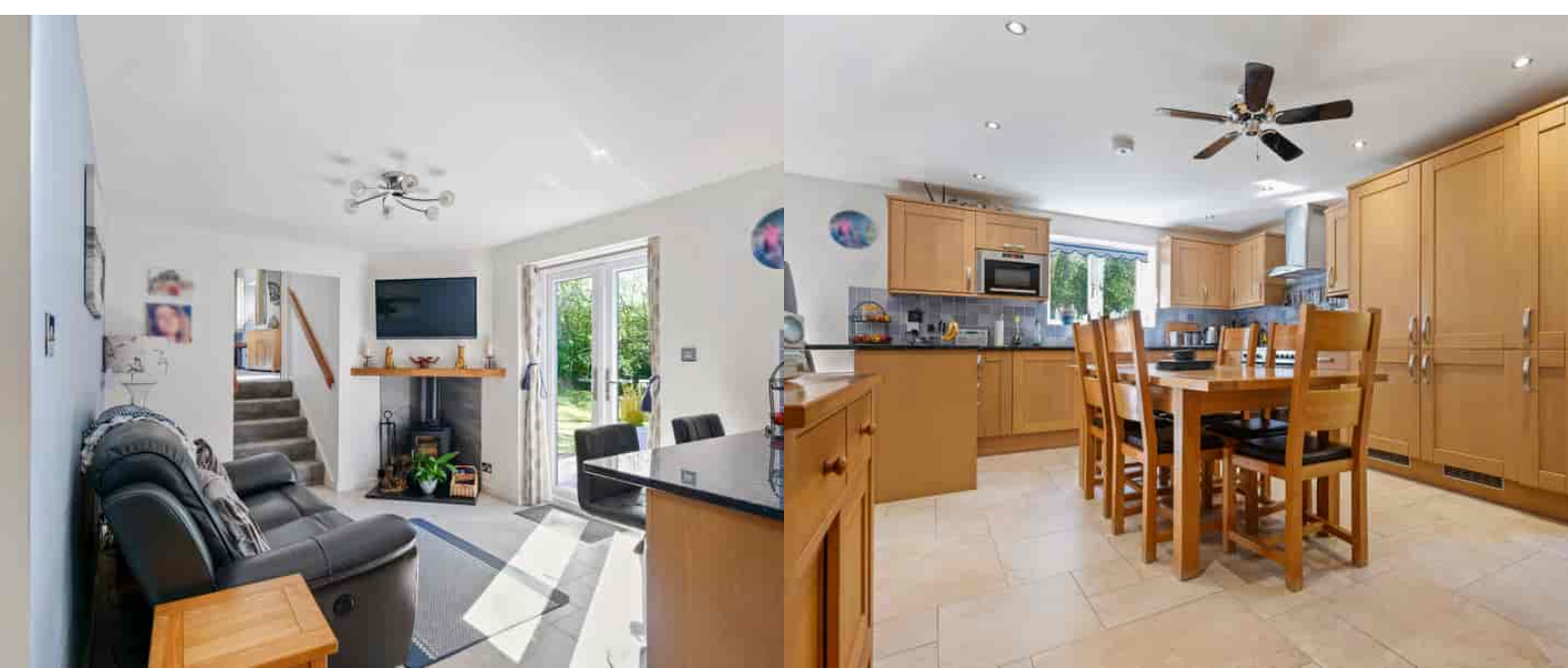
Book your appointment to view by contacting Mursells Estate Agents today.

\* AGENCY NOTE: More land available if desired by negotiation. \*

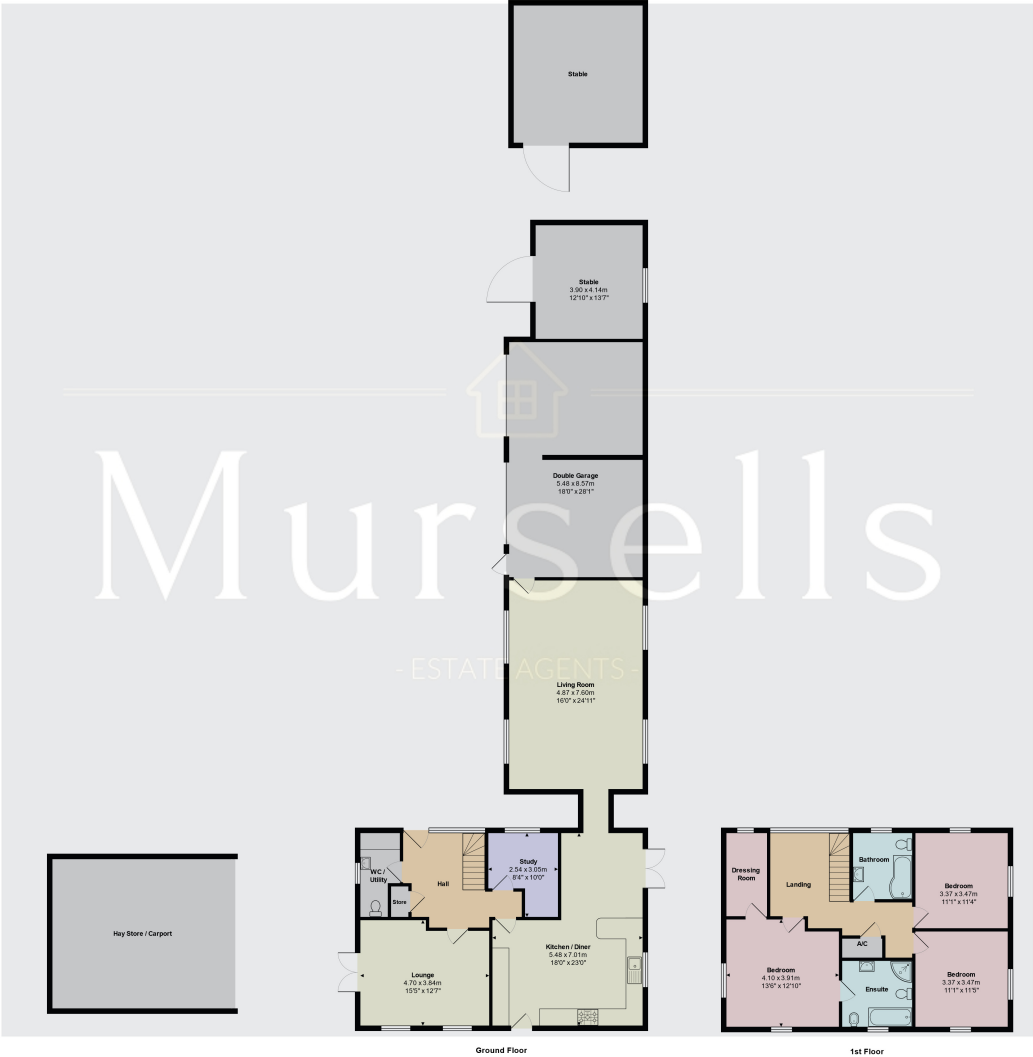


## ROOM DESCRIPTIONS

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FLOORPLAN & EPC



Total Area: 183.0 m<sup>2</sup> ... 1970 R<sup>2</sup> (excluding double garage, stable, carport)  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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