



HEARNES

WHERE SERVICE COUNTS



A rare opportunity to acquire a truly stunning four-bedroom detached barn conversion finished to a high specification whilst retaining many beautiful, original features and offering generous and flexible living accommodation. The property is situated in the premier Throop and Holdenhurst Village location within easy reach of Bournemouth Town Centre. At approximately 1 acre the property is situated within a large, private plot and benefits from detached double garage and large outbuilding whilst internally the property features a stunning, dining area with vaulted ceiling, two bath/ shower rooms and master suite with balcony. An internal viewing is highly recommended.



Upon entering the property through secure gates an impressive courtyard leads to the entrance this home of award winning design. Opening into a sitting room with original features, the sitting room leads into one of two living rooms with vaulted ceiling and views over the grounds. From the entrance area stairs lead to two of the property's bedrooms served by a family bathroom with WC and shower over bath. A fitted kitchen comprising a comprehensive range of floor and eye level units finished with a contrasting work surface and complimented with a full range of integrated appliances. A spacious dining room with vaulted ceiling offers views to the front and rear aspect. Leading from the living area a spacious double bedroom is complimented by a spacious ensuite with shower over bath, WC, hand basin and bidet. From the landing a master suite with balcony offering far reaching views over the plot and towards farmland. On the lower level a separate living room with access to garden via double doors includes a feature log burner. A separate cloakroom completes the ground floor accommodation, an additional side entrance makes a perfect opportunity for an annex. Access to the rear garden can be obtained from both living room, garden room and dining area.



Situated to the front of the property a large outhouse, once used for milking livestock, has become a fantastic three separate office space along with a gym, sauna, kitchenette, WC. Whilst being used as a working office this would give the ability to serve as holiday let or additional accommodation.

The property is situated within a substantial, private plot being mainly laid to lawn with multiple patio seating areas adjoining the rear of the property. A highlight being an elevated Breeze house offering views to the Stour, wild garden and countryside beyond. The front of the property a large gravel driveway, accessed via electrically operated double gates provides ample off road parking and leads to the double garage.

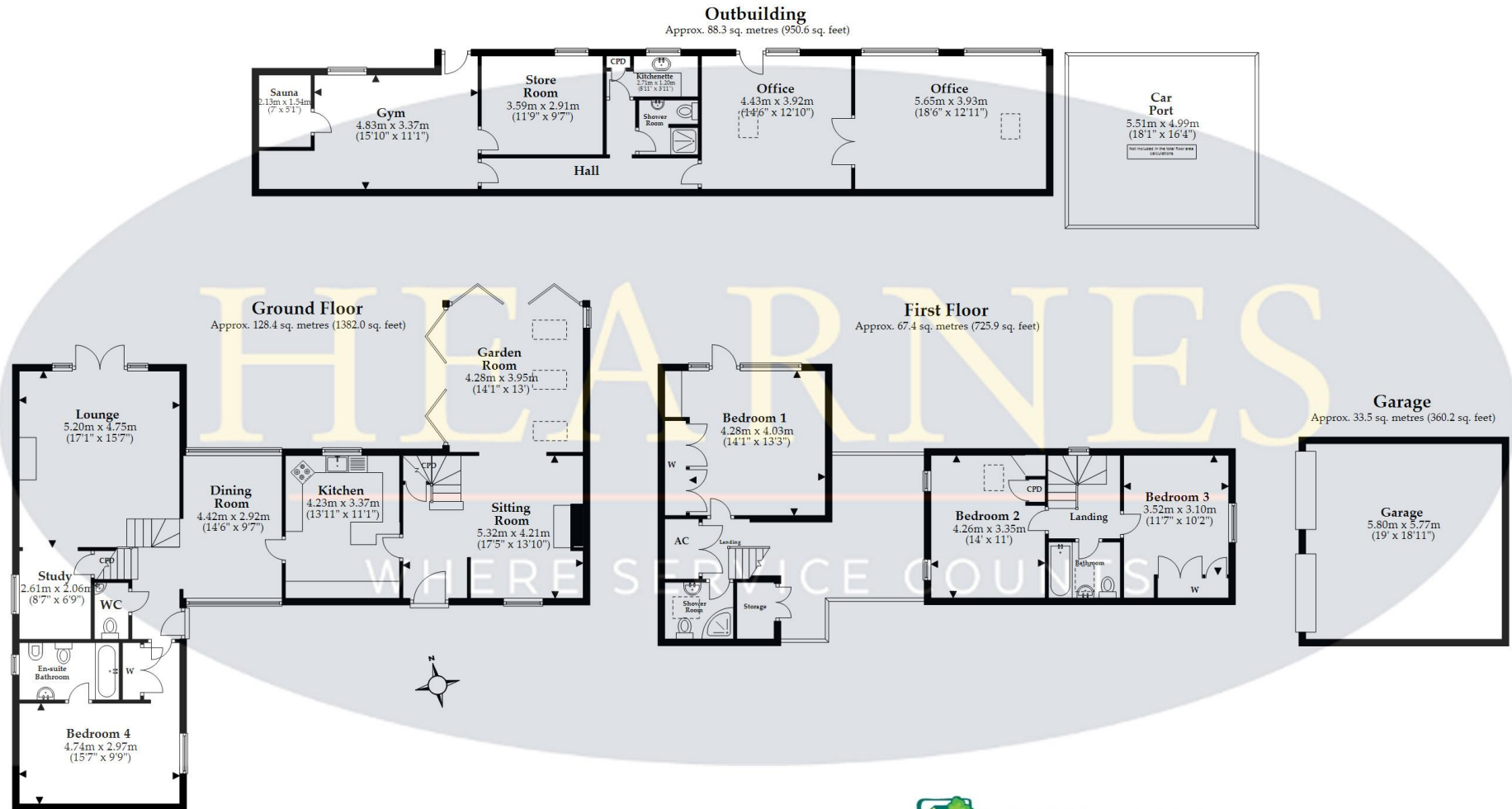


Council Tax Band – G

EPC Rating - D







Total area: approx. 317.6 sq. metres (3418.6 sq. feet)
This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood







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