



# Old Quins Cottage, Slough Lane, Upton, Poole, Dorset. BH16 5NB

- Grade II Listed Thatched Cottage
- Three Double Bedrooms
- Set in 5 Acres
- Modern Luxury Kitchen & Bathroom
- Many Original Features
- Variety of Outbuildings including Stables
- Large Private Driveway
- Stunning Views over Lytchett Bay



## PROPERTY DESCRIPTION

Mursells Estate Agents are delighted to offer for sale this charming Grade II listed 3 bedroom thatched cottage benefitting from approximately 5 acres with spectacular views over Lytchett Bay. The grounds of this idyllic home are a natural environment for many species of water birds including Oystercatchers, Cormorants and Canada Geese to name just a few. This property offers fantastic development potential for the numerous outbuildings, subject to necessary permissions.

The front door leads into an entrance porch, with door into the spacious living room with beautiful tiled flooring (with underfloor heating) and a multi fuel stove adding to the charm and cosy ambience of this room. The kitchen is fully fitted with an Electric Aga, quality units and appliances and finished with Granite effect worktops.

A double bedroom and luxurious fully tiled bathroom completes the ground floor accommodation offering a modern bathroom suite including bath with shower, w/c and wash hand basin, together with plenty of fitted storage.

Upstairs a spacious landing area, which would make an ideal office space, leads to two double sized bedrooms both featuring characterful beams and windows. Bedroom 2 includes fitted wardrobe space and there are further storage cupboards on the landing.

Outside five acres of grounds, accessed via three separate gated entrances (two with electric gates), are a mix of Lawn and Paddocks along with an abundance of outbuildings including, stables, garages, greenhouse, together with various storage sheds and barns. In addition, there are also two summerhouses, both of which have electricity supplied.

Whether you would love your own private rural retreat with its many original features combined with the luxury of modern living or prefer to explore the fantastic development potential on offer and share the delights of the Dorset countryside with visiting holidaymakers or small business enterprises, maybe - don't miss out on this very unique property! Contact Mursells Estate Agents today to book your appointment to view.



## ROOM DESCRIPTIONS

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# FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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