

The Old Piggery  
Broadway Lane, Throop BH8 0AE  
£1,695,000

**MAYS**  
ESTATE AGENTS









## Property Summary

A simply incredible barn conversion that has been renovated to an exacting standard by the current owners to seamlessly blend the character and charm of a rural property, with the conveniences and demands of modern-day life. Our client's attention to detail with the quality of workmanship throughout, along with their appreciation of the surrounding environment have created something truly quite special and the internal accommodation has been cleverly designed to allow for a flexible arrangement of rooms. Situated on the edge of this historic village overlooking water meadows, The Old Piggery truly embraces rural life whilst being moments from sandy beaches, yacht clubs and the New Forest National Park. A true hidden gem that embraces the very best of life on the South Coast.



## Key Features

- Breathtaking 65ft principal reception with vaulted ceiling
- Bespoke farmhouse style modern kitchen/dining room
- Four double bedrooms in the main residence (two ensembles)
- Contemporary family bathroom
- Independent guest accommodation with gym, bedroom and shower room
- Manicured lawns and discreet area for hot tub/resistance pool
- Double garage and generous secure parking
- Features include Green Oak timbers, vaulted ceilings and exposed brickwork
- Superb lighting design throughout to showcase the property
- 'New Homes' level of finish and build
- Quiet rural positioning moments from the Coast, New Forest and amenities





## About the Property

As soon as you enter the property you know you are in a truly exceptional home. The attention to detail throughout is second to none and the sympathetic renovation of the property and the nature of the build present you with a practically 'new home' that has all the character and charm of a period country residence.

Although the photography gives an idea of the internal accommodation it's worth us pointing out some of the features that we feel set this striking home apart from the competition and why it has to be seen to be believed.

The principal reception room measures some 65ft in length and has a superb open plan flow. This allows for a division of the space for formal dining, lounging and even a games/music area. To further complement this room and the incredible open vaulted ceiling, floor to ceiling doors open to the gardens which allow for grand scale summer entertaining. Unusually for a barn conversion the clever design allows for a huge amount of light to be drawn into the property. The kitchen/dining room is sensibly located next to the principal reception area, continuing with the considered flow of the property and there is also a boot room/utility with doors from outside (ideal for rural life, muddy boots and wet dogs).



A real feature of this property is the attached accommodation that can be independently accessed. Not only is this an ideal annexe accommodation for guests or relatives visiting for extended periods, but it also presents the potential for a home office with a gym and shower room (as in current use). The flexibility this space provides allows you to use the accommodation in the main residence as you prefer.

Whilst we could write a whole chapter on the endless selling points of The Old Piggery and why you must really 'look inside' to appreciate this home, there is a very important point for us to mention – and that's the location. Centrally positioned and moments from sandy beaches, yacht clubs, the New Forest National Park and the historic market towns of Christchurch and Ringwood, the location of this home simply embraces all of the reasons that make this part of the South Coast a very special place to live. Whether you're looking for a country home or property by the coast, the location of this property equally allows for 'turf and surf' and is comfortably accessible to the very best of both.

Tenure: Freehold

Council Tax Band: G

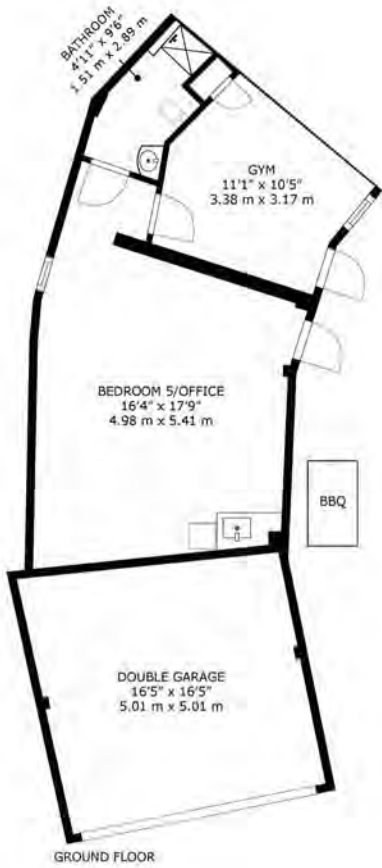




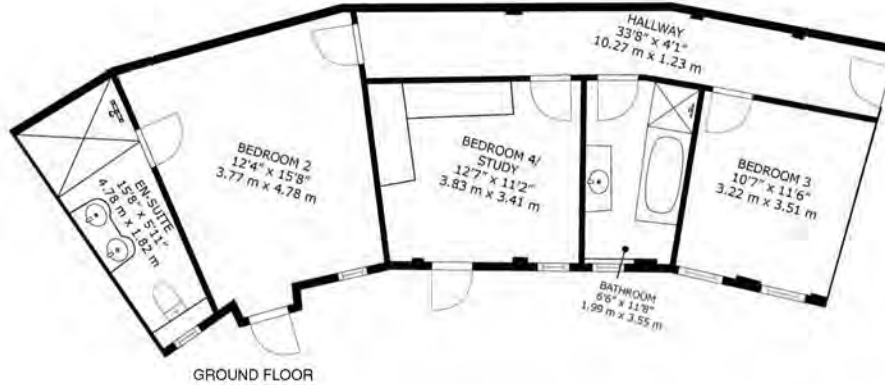




Attached self-contained Accommodation/Annexe



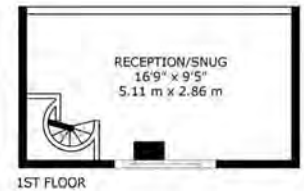
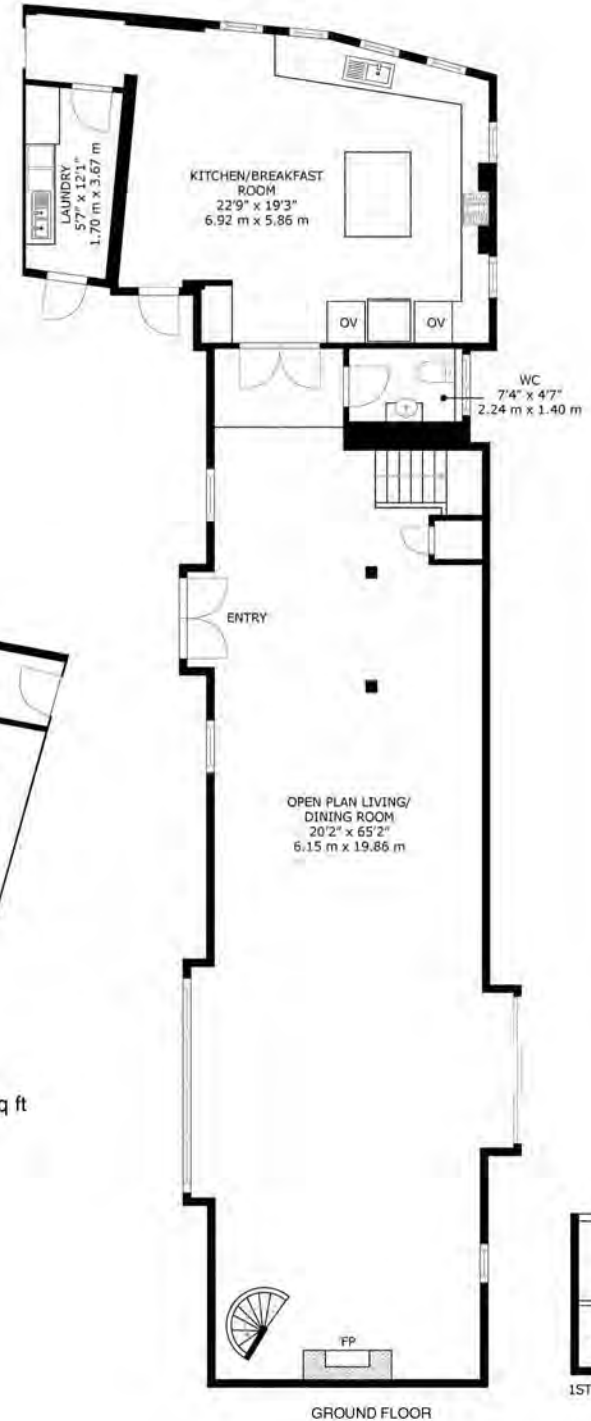
Main Bedroom Accommodation



The Old Piggery

Approximate Gross Internal Area (including Double Garage) 329 sqm / 3541 sq ft

Principal Living Accommodation

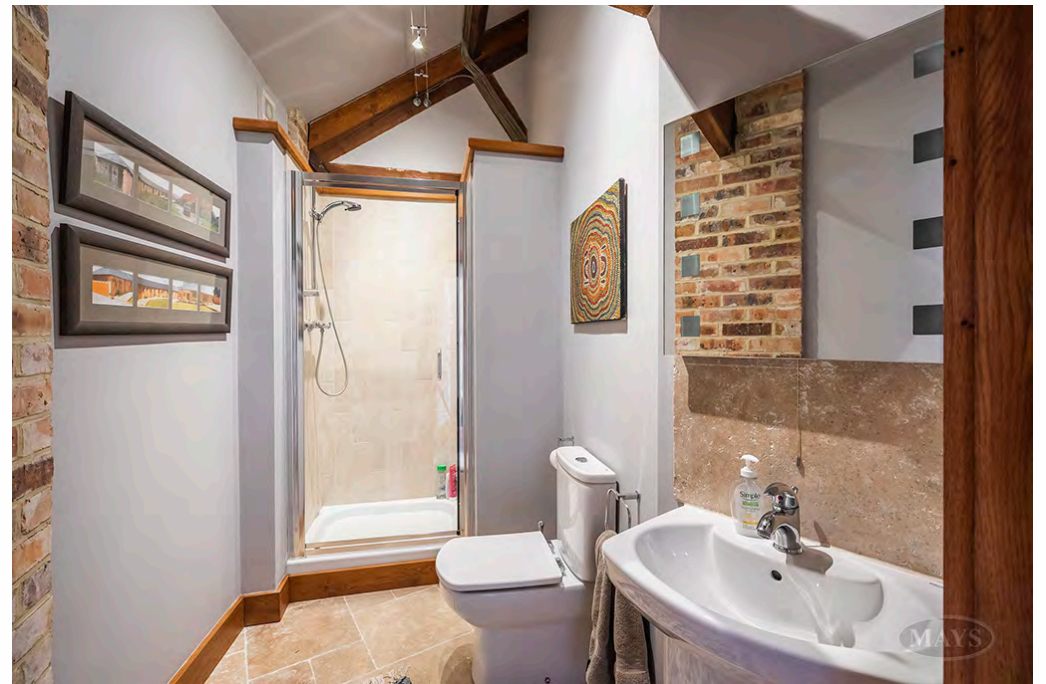


For illustration purposes only - not to scale













### **About the Location**

Whilst Throop Village is nestled in open countryside, it's also moments from all of the amenities you could ever wish for. The quiet and peaceful location is a stone's throw from shopping facilities and eateries and surrounding market towns are also only a few minutes away by car.

The village is home to several historic buildings, including Throop Mill which dates back to the 18th century and friendly local pubs give a true sense of village life. The surrounding countryside is an ideal destination for nature lovers and hikers alike and the river Stour remains infamous for its fishing.

Throop Village is also ideally situated for road transport links to surrounding areas. London commuting is possible with the mainline rail station in Bournemouth and Bournemouth International Airport allows for travel overseas.







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