



Tall Tree Cottage, Lime Kiln Road, Lytchett Matravers, Poole, Dorset. BH16 6EL

- Beautiful Grade II Listed 3-bedroom detached period cottage
- Stunning private gardens extending to just over half an acre
- Secluded setting with long private driveway and ample parking
- Superb kitchen/breakfast room with quartz worktops and island
- Impressive vaulted-ceiling living room with
- Principal bedroom with en suite shower room and garden access
- Detached timber studio ideal for home working or creative use
- Fully refurbished with period features and modern comforts
- Walking distance to village shops, pubs, and amenities
- Vendor Suited



PROPERTY DESCRIPTION

A Delightful Grade II Listed Detached Cottage with Private Gardens in Lytchett Matravers

Tucked away in the heart of Lytchett Matravers, this charming Grade II Listed three-bedroom detached period cottage offers character, privacy, and beautifully landscaped gardens extending to just over half an acre.

Believed to date back to the 18th century, this former gamekeeper's cottage has been thoughtfully extended and sympathetically refurbished by the current owners, resulting in a pristine and inviting home that blends historical charm with modern comfort.

Approached via a long private gravel driveway, the cottage enjoys excellent parking provisions, as well as a detached timber cabin/studio—ideal for home working or creative pursuits. Connected to all mains services and benefiting from mains gas central heating and a wood-burning stove, the home retains its traditional character, with brick-faced cob walls under a ridged thatched roof, complemented by tall brick chimneys. The recent 2022 extension was constructed with brick cavity walls beneath a slate roof.

Accommodation

A gabled entrance porch with climbing roses and quarry-tiled flooring welcomes you into the property. The cosy sitting room features a brick fireplace with an inset wood-burning stove, pine flooring, window shutters, and delightful views over the gardens. The adjacent dining room/study also has a character brick fireplace with an oak mantel and a concealed staircase leading to the first floor.

The stylish ground floor bathroom is fully tiled, with a modern suite including a bath, vanity wash basin, WC, and towel radiator.

The heart of the home is the impressive kitchen/breakfast room, designed for both functionality and entertaining. It boasts wide oak floorboards, double doors to the garden, three rooflights, and a comprehensive range of Wren units topped with white quartz work surfaces. Additional features include a central island/breakfast bar, butler's sink, Belling range cooker with gas hob and electric ovens, integrated dishwasher, and fridge.

A separate utility room offers further practicality, with additional work surfaces, storage, stainless steel sink, wall-mounted gas boiler, space for a washing machine and full-height freezer, and a stable door to the outside. Beyond lies a boot room for added convenience.

The kitchen flows seamlessly into a striking vaulted-ceiling living room, complete with oak flooring, rooflight, and large glazed casement doors offering stunning garden views.

The principal bedroom is generously proportioned with fitted wardrobes, en suite, direct garden access, and a luxurious en suite shower room with large shower enclosure, vanity unit, and fully tiled walls. Upstairs, two further bedrooms complete the accommodation, with Bedroom 2 benefiting from two built-in cupboards.



ROOM DESCRIPTIONS



FLOORPLAN

Mursells



Total Area: 132.0 m² ... 1421 ft²

All measurements are approximate and for display purposes only

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