

Haddons Drive

Three Legged Cross, Dorset BH21 6QU





“Charming detached past railway cottage steeped in history with a substantial garage/workshop and carport on a plot of 0.56 of an acre”

FREEHOLD PRICE £500,000

A wonderful opportunity to purchase “Revells Crossing”, built circa 1880 as a staff crossing lodge serving the Southampton and Dorchester Railway line, signed off by Queen Victoria. The line became unused from 1964.

The accommodation retains much of the original character with all main windows facing what would have been the mainline, comprising two double first floor bedrooms served by a Victorian style refitted bathroom on the ground floor, a cottage and space for a range style cooker, a versatile dining/sitting room and separate living room divided by an open front to back chimney with solid wood burner as the central feature.

The front door is redundant as the owner uses the rear access which now has a very convenient lobby/boot room.

Other benefits include replacement Victorian style radiators and gas boiler, wood laminate flooring throughout the ground floor, separate utility room (detached from the house) with WC, sink and plumbing for washing machine.

Ground Floor

- **Front door** - directly to the living room
- **Entrance lobby** - wood effect flooring and wall panels, door to the inner hall with storage
- **Bathroom** - tiled floor, Victorian style roll top bath with shower attached and tiled wall, window to the side
- **Kitchen** with roll top base and wall mounted units with wooden worktops, butler sink, space for range cooker, window to the side
- **Sitting/dining room**, window to side stairs to first floor, understairs storage
- **Living room**, window to side, chimney breast with open cast iron solid wood burner

First Floor

- **Bedroom one** window to side
- **Bedroom two** window to side

COUNCIL TAX BAND: D

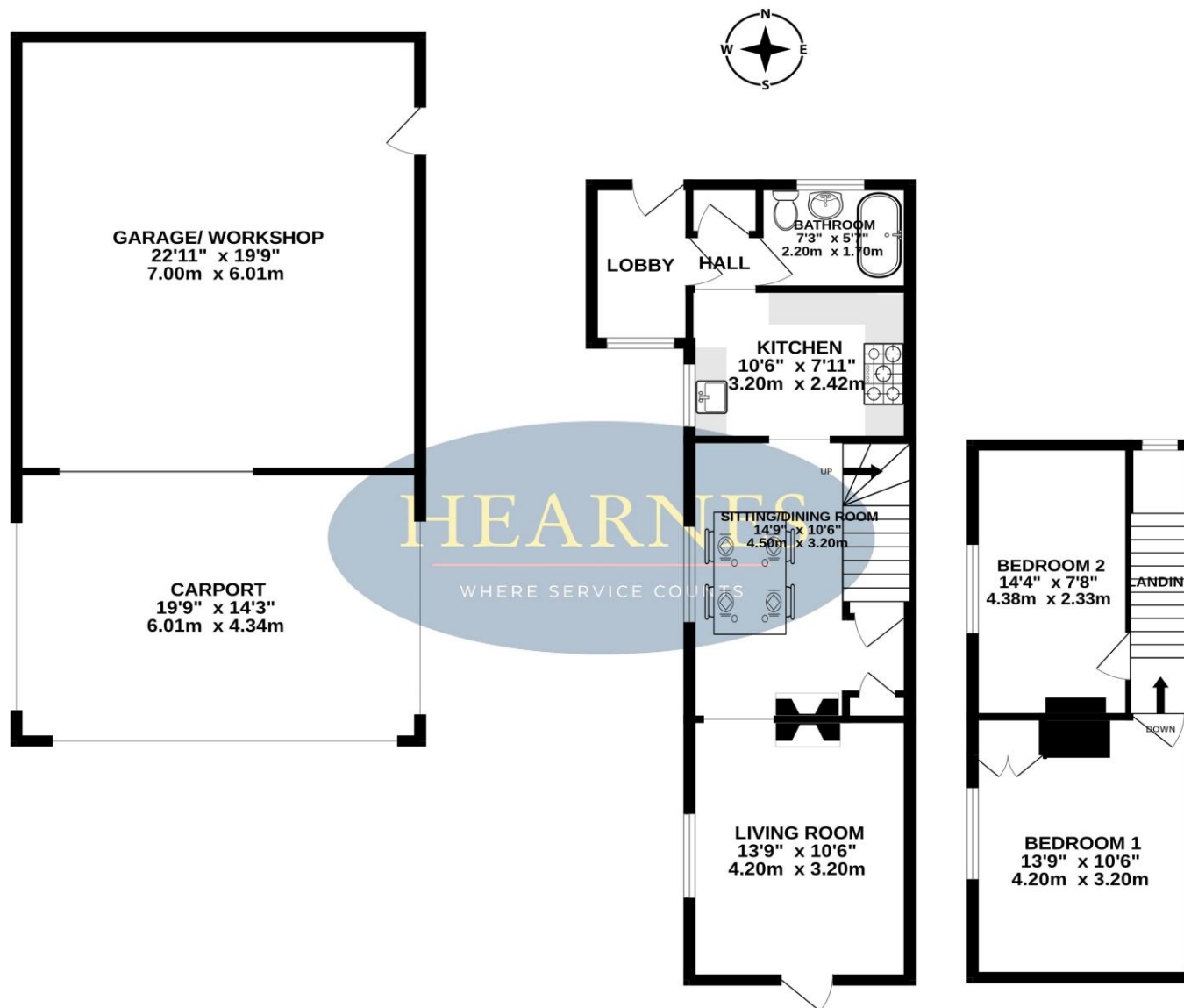
EPC RATING: F





GROUND FLOOR
1217 sq.ft. (113.0 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.





Outside

- The property is approached through a 5 bar gate to driveway, **parking for numerous vehicles**, including storage of a motorhome or several vans
- **Garage/workshop** 7.0m x 6.0m (carport) 6.0m x 4m)
- **Timber framed carport** for 2 cars and single garage door, exceptional space with numerous power points and lighting
- **Rear garden** – wonderful main garden (350ft x 50ft) mainly lawn with various timber outbuildings and mature boundaries providing a rural setting and plenty of seclusion



6-8 Victoria Road, Ferndown, Dorset, BH22 9HZ
Tel: 01202 890890 Email: ferndown@hearnes.com



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