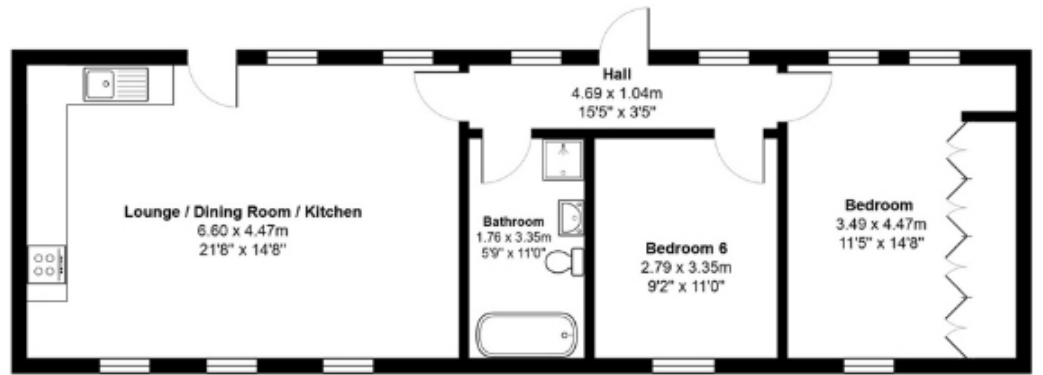


Ground Floor



Ground Floor

Total Area: 153.7 m² ... 1654 ft²

All measurements are approximate and for display purposes only



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Water Lane, Bovington

£800,000

A rare opportunity to acquire a converted detached former cart house and stables located in a beautiful country lane within a few minutes walk to Bovington Green. The accommodation is divided into two buildings, the primary timber barn was formerly a hay store and cart shed. There is a large kitchen/sitting room, two double bedrooms and a bathroom. The old stables, which are built of brick construction, is presented with four spacious double bedrooms, each room is accessed via its own separate front door, all bedrooms have ensuite showers and WC's. There is potential here to create a separate 2/3 bedroom dwelling bungalows with part of the rear gravel area becoming garden area, subject to obtaining the necessary planning permissions.

Ground Floor

Kitchen Diner/ Sitting Room

A triple aspect room, double glazed windows, stable door, a range of wall and base unit replaced in 2024, in a sage green with oak wood effect work surfaces, integrated dishwasher and washing machine, freestanding gas/electric cooker, under floor heating from the gas boiler, vaulted ceiling with exposed beams, tiled flooring, door leading to

Inner hallway

Doors leading to garden, doors leading to

Bedroom One

A double aspect room with a range of built in wardrobes, under floor heating, exposed beams to the vaulted ceiling.

Bedroom Two

Window to front, downlighters, underfloor heating

Bathroom

Window to the front, rolled top bath tub, corner shower cubicle, wall mounted shower cubicle, wash hand basin, close coupled WC, fully tiled walls and flooring.

Outside

Rear garden

A southerly facing rear garden with Astro turf lawn area, paved patio area, outside garden lights, water tap.

Parking area

The property owns the large parking area with parking for several cars.

Detached Annexe

Annexe planning potential

Formerly the old stables, built of brick construction, the accommodation is currently presented with four spacious double bedrooms, each room is accessed via its own separate front door, all bedrooms have ensuite showers and WC's. There is potential here to create a separate 2/3 bedroom dwelling bungalow with part of the rear gravel area becoming garden area, subject to obtaining the necessary planning permissions.

Bedroom 3

Vaulted Ceiling with door leading to ensuite.

En suite shower room

A corner shower cubicle with a wall mounted shower mixer. Close coupled WC, wash hand basin.

Bedroom 4

Vaulted ceiling with door leading to the ensuite shower room.

En suite shoer room

A corner shower cubicle with a wall mounted shower mixer. Close coupled WC, wash hand basin.

Bedroom 5

Door leading to the ensuite shower room

En suite shower room

A corner shower cubicle with a wall mounted shower mixer. Close coupled WC, wash hand basin.

Bedroom 6

Door leading to the ensuite shower room

En suite shower room

A corner shower cubicle with a wall mounted shower mixer. Close coupled WC, wash hand basin.

Storage room

Accessed from the side garden area, housing a recently fitted gas central heating boiler.

Outside

Gravel area and parking

The property owns the large gravel area to the rear and has parking for several cars. There is a vehicle right of way for the property at the rear.

Garden area's

The main barn has a courtyard paved garden area with a small astro turf lawn area, the annexe has a small side lawned garden with a tool shed.

Services

The property has an underground propane tank that provides gas to the two central heating boilers.

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