

# Haddons Drive, Three Legged Cross BH21 6QU



HEARNES

WHERE SERVICE COUNTS







***“A character and extended cottage with a detached double garage, single garage/carport, 0.42 of an acre orchard and secluded gardens occupying a plot totalling 0.91 of an***

**FREEHOLD GUIDE PRICE £600,000**

This rarely available, extremely attractive and extended three double bedroom, one bathroom, one shower room, two reception room detached character Cobb cottage has a detached double garage, single garage with adjoining carport, driveway providing generous off-road parking, secluded gardens, an orchard measuring 0.42 of an acre whilst situated on a plot totalling 0.91 of an acre.

“Moorlands” originally dates back over 100 years. In recent years the property has undergone an extensive programme of work whilst managing to retain its charm and character with features to include an Inglenook fireplace, exposed ceiling beams, wooden panelled walls, latched and lever internal wooden panelled doors. The gardens and grounds which surround the property are a particular feature. There is an orchard which is approaching half an acre and secluded gardens which are extremely well kept, along with a front driveway providing generous off-road parking for several vehicles which in turn leads up to a double garage, single garage and carport. The property now comes to the market offered with no onward chain.

- **A three double bedroom detached and extended cottage with an orchard approaching half an acre, whilst occupying a plot measuring 0.91 of an acre**

**Ground floor**

- **Entrance porch**
- **Lounge** with original Inglenook fireplace and bread oven with a **wood burning stove**, original exposed beam above and window overlooking the front garden
- **Dining room** with stairs rising to the first floor and window overlooking the front garden
- **Kitchen/breakfast room** incorporating ample worktops, a good range of base and wall units, Stoves range cooker with extractor canopy above, recess and plumbing for a washing machine, recess for fridge, wall mounted gas fired Valiant boiler. The kitchen/breakfast room enjoys a triple aspect with windows overlooking the beautifully kept and secluded gardens. There is ample space for a breakfast table and chairs. It also has a tiled floor and a door leading out onto a side path.

**First floor**

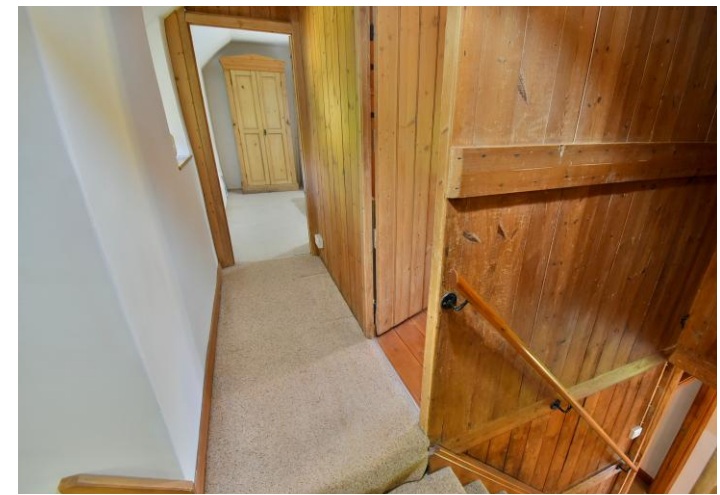
- **Landing**
- **Bedroom one** is a generous sized double bedroom enjoying a triple aspect with a fitted wardrobe
- **Spacious ensuite shower room** finished in a white suite incorporating a corner shower cubicle, bidet, WC, pedestal wash hand basin, partly tiled walls
- **Bedroom two** is a generous sized double bedroom
- **Bedroom three** is also a double bedroom with a fitted wardrobe
- **Family bathroom** incorporating a cast iron roll top bath, pedestal wash hand basin, WC, airing cupboard

**COUNCIL TAX BAND: E**

**EPC RATING: D**







TOTAL FLOOR AREA : 1715 sq.ft. (159.3 sq.m.) approx.

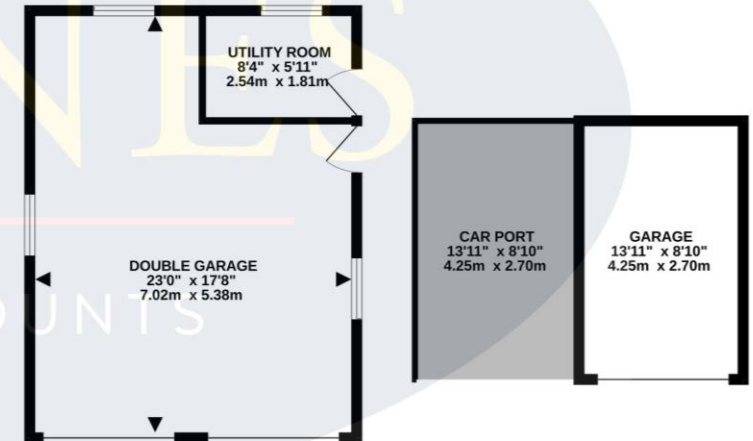
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



NOT LOCATED IN EXACT  
POSITIONS  
530 sq.ft. (49.2 sq.m.) approx.

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearnes 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.



Orchard measuring 0.42 of an acre







## Outside

- **A front driveway** provides generous off-road parking and in turn leads up to a detached double garage, single garage and carport
- There are **two good sized areas of front lawn**
- The rear garden is a superb feature of the property as it offers an excellent degree of seclusion and is beautifully kept. Adjoining the rear of the property there is a **paved patio with trellis over**. Within the rear garden there is an **original well, ornamental pond, vegetable plot, fruit cage and greenhouse**. The remainder of the garden is predominately laid to lawn. The garden itself is enclosed by **mature shrubs and fencing**. Adjoining the rear of the property, also there is an **outside WC**.
- Adjoining the main area of formal garden there is **an orchard**. The orchard has 16 apple trees, is beautifully kept and is enclosed by mature shrubs and fencing. A 7 bar wrought iron gate opens to give easy vehicle access into the orchard.
- **Detached double garage** has two metal up and over doors, light and power, side personal door and a workshop area. A portion of the detached double garage is also a **utility room** with light and power
- **Single garage and carport**
- Further benefits include a gas fired heating system and the property now comes to the market offered with no onward chain

The village of West Moors is located approximately 2 miles away. West Moors offers a good selection of day to day amenities. The market towns of Wimborne and Ringwood are located approximately 6.5 miles and 5 miles away respectively. Ferndown offers an excellent range of shopping, leisure and recreational facilities. Ferndown's town centre is located approximately 4.5 miles away.





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