



Muscliffe Lane
Bournemouth, Dorset, BH9 3NQ

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FREEHOLD

We are delighted to bring to the market, for what we believe to be only the second time since the property was built in circa 1850 the truly picturesque and beautiful Shelley Cottage, ideally located along a private lane with direct access into Stour Valley Nature Reserve. This beautiful character home has been extensively updated and maintained by the current owners whilst keeping lots of its original charm and features. The property now offers in excess of 2100 sq ft of accommodation with three double bedrooms, three modern bath/shower rooms with a particular feature of the property being the open plan kitchen/dining room which leads into an orangery overlooking and providing access to the rear garden. The property is ideally located in the picturesque area of Muscliff whilst providing easy access to Bournemouth Town Centre and main transport links. The property further benefits from two formal reception rooms, ample off road parking and multiple outdoor storage/offices/garden rooms. The property is situated within extensive grounds offering complete privacy whilst providing an area ideal for outside entertaining and dining including an outdoor kitchen.



On entering the property you are instantly met with the beautiful and original features of the home with an impressive reception room featuring a fireplace and original bread oven for the house. A separate reception room also with a wood burner makes an ideal snug or additional bedroom. To the rear of the property is an impressive open plan kitchen/dining room offering a comprehensive range of floor mounted units, finished with a granite surface and a solid oak peninsula wraparound worktop along with an extensive range of kitchen appliances including a Mercury Thermastone Range which also leads into a beautiful orangery offering direct access onto the rear gardens. The ground floor accommodation is complete with a shower room and separate utility room.



Situated on the first floor and the properties three bedrooms, all of which are impressive double rooms with the master bedroom featuring fitted wardrobes and an ensuite bathroom. Completing the accommodation is a modern family bathroom.

Externally, a particular feature of the property are the impressive south facing grounds offering a substantial area laid to lawn along with a selection of outdoor storage/games rooms/offices. With a current feature of the property being the local home pub. To the rear of the property a large patio seating area offering an ideal place for outdoor entertaining and alfresco dining. To the front a driveway offers ample off road parking.



EPC: D COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnest Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



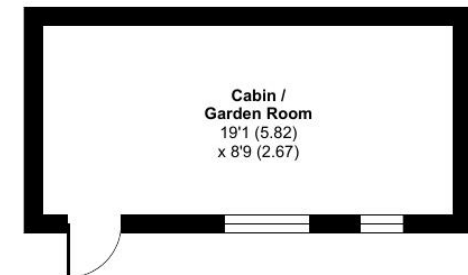
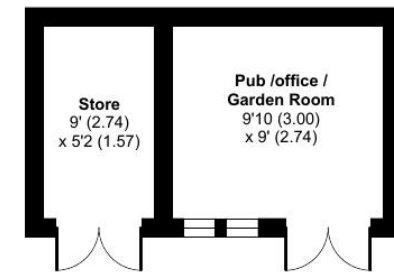
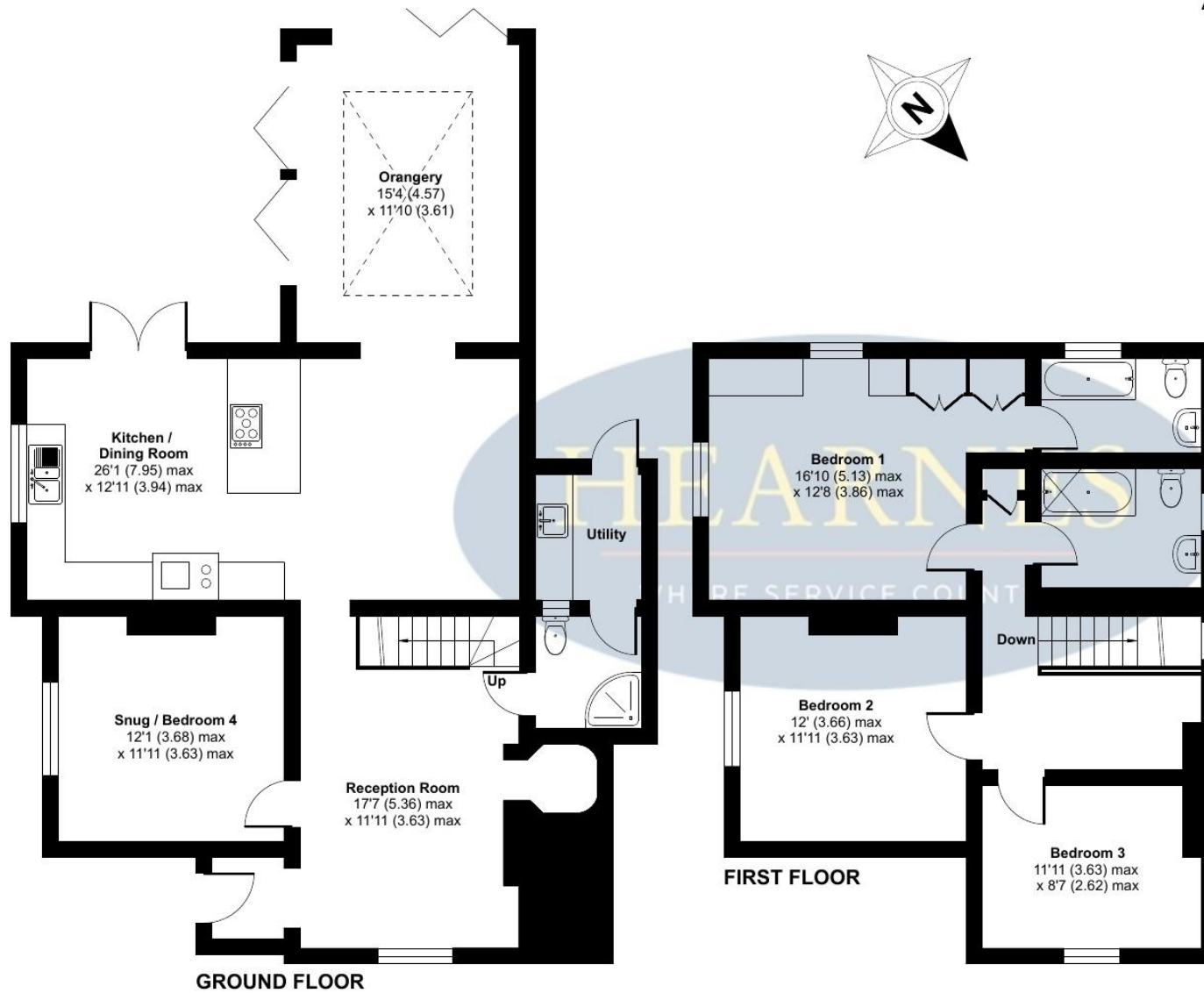
Shelley Cottage, Muscliffe Lane, Bournemouth, BH9

Approximate Area = 1801 sq ft / 167.3 sq m

Outbuilding = 305 sq ft / 28.3 sq m

Total = 2106 sq ft / 195.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2024. Produced for Hearnes Bournemouth Estates Ltd. REF: 1150633





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