

'Longacre', 21 Wood Lane

Bournemouth, BH11 9NG



HEARNES

WHERE SERVICE COUNTS



“An attractive Arts and Crafts style family home sitting on a plot measuring approximately half an acre in a delightful semi-rural location”

FREEHOLD GUIDE PRICE £650,000

This is a rare opportunity to purchase an extremely attractive 1930's Arts and Crafts style, three bedroom, three reception room detached character family home which has a 145ft rear garden, single garage and driveway, whilst occupying a secluded plot measuring approximately ½ an acre. The property retains much of its original charm and character and now offers enormous scope for modernisation and extension (subject to the relevant permissions) ideal for anyone looking for a project or for a forever home, that could be improved and extended over their time in occupation. This lovely property is looking for its next caring owners.

‘Longacre’ has been a much loved home to the family since they purchased it in 1963 and has also been enjoyed by many generations of grandchildren and great-grandchildren in that time. The edge of woodland and countryside location helped make ‘Longacre’ a uniquely happy place in which to grow up, whilst being able to appreciate and enjoy its wonderful setting.

Wherever you are in the property when you glance out of the window the aspect is of beautiful greenery offering total privacy and the feeling of tranquillity.

Longacre's semi-rural location on the northern edge of the conurbation in Bearwood enables ready access to the towns of Poole, Bournemouth, Ferndown and Wimborne whilst not being subsumed within them. It is set in the elevated panhandle cul de sac area of Wood Lane with just five other properties affording a rural feeling in a convenient setting.

AGENTS NOTE: the vendor has informed us that because the property has now been vacant for two years, it potentially benefits in accordance with HMRC guidelines, from a reduction in the VAT rate on building/extension works from 20% to 5%.

Ground floor:

- **Entrance hall** with the original exposed wooden panelled flooring which continues throughout the majority of the ground floor accommodation
- **Cloakroom**
- 19ft triple aspect **lounge**, an attractive focal point of the room is an Inglenook fireplace with exposed brick open fire and bench seating either side, French doors lead out into the rear garden
- **Kitchen** with original wood block parquet flooring, worktops, sink unit, space for cooker, recess and plumbing for washing machine, floor standing gas fired boiler, serving hatch through to the dining room and window overlooking the gardens
- **Dining room** enjoying a pleasant outlook over the gardens
- **Snug** with original exposed brick open fireplace and window overlooking the front garden

First floor:

- **Landing**
- **Bedroom one** is a generous sized 12' dual aspect double bedroom
- **Dressing area** which has the potential also to be converted into an en-suite
- **Bedroom two** is also a good sized double bedroom enjoying a dual aspect with sink unit and vanity storage beneath
- **Bedroom three** enjoys a dual aspect
- **Jack & Jill shower room** finished in a white suite incorporating a corner shower unit, wash hand basin with vanity storage beneath, fully tiled walls
- Separate **cloakroom** with WC

Further benefits include a gas fired heating system and the property now comes to market offered with no forward chain. The market town of Wimborne is located approximately 4 miles away, Bournemouth with its miles of sandy bathing beaches is located approximately 5.5 miles away, Ferndown Town Centre is located approximately 3.5 miles away and Poole Town Centre is 5 miles away.

COUNCIL TAX BAND: E

EPC RATING: F

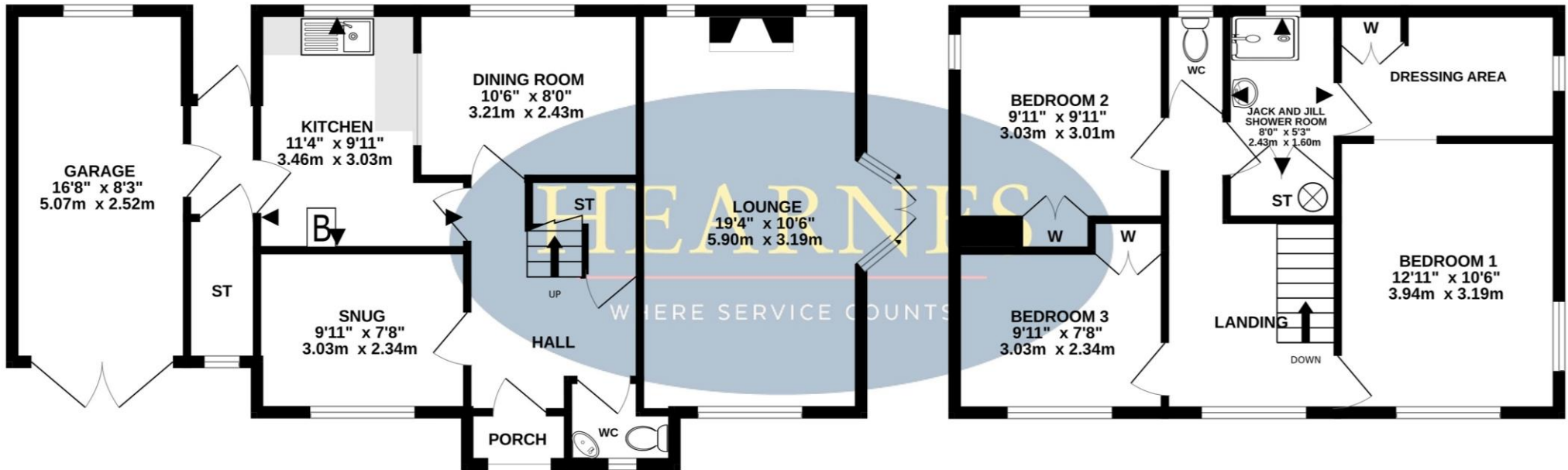




GROUND FLOOR
746 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1286 sq.ft. (119.5 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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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

Front:

The property has a wide frontage with gates leading to the **driveway** which provides generous off-road parking and in turn leads to a single garage, with space next to it ideal for creating further parking or even to build a further garage (STPP). There is a generous area of secluded front garden which is predominantly laid to lawn and is fully enclosed by mature shrubs and fencing with steps down from the front porch

The rear garden is a superb feature of the property as it offers an excellent degree of seclusion and measures approximately 145' in length. Adjoining the rear of the property there is a concrete hard standing/patio, together with a generous lawned area, well stocked flower beds, mature plants, trees and shrubs.

A path continues down to the far end of the garden which adjoins woodland, this area of the garden is more natural and a fantastic spot to relax and enjoy this peaceful and delightful setting or for children to play and explore.

Single garage has double wooden doors, light and power and internal door leading through into the rear lobby, where there is a large pantry/store. The garage would lend itself nicely to be converted and added to the kitchen to form a wonderful lifestyle kitchen/day room (STPP)



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