



Owls Barn

Loop Farm Road, Lytchett Matravers, Poole, Dorset, BH16 6BU



LUXURY &
PRESTIGE
Exclusive Properties

Can't wait to view in person?

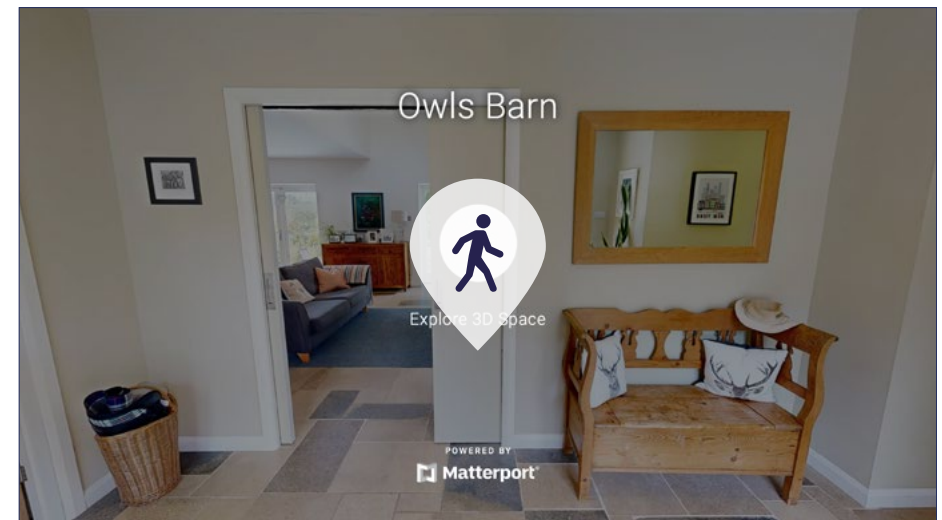
All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

Matterport™









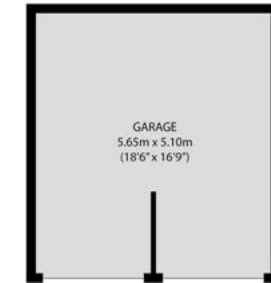
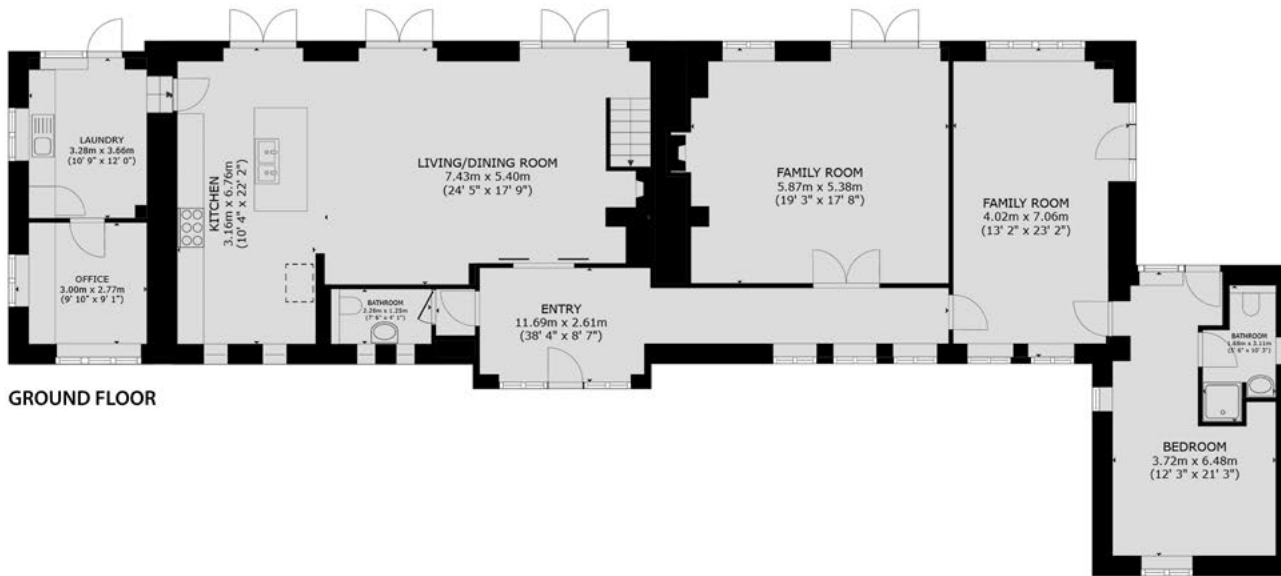








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*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



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GROSS INTERNAL AREA
 HOUSE: GROUND FLOOR: 2,105 sq. ft, 195 m2, FIRST FLOOR: 1,234 sq. ft, 115 m2, TOTAL: 3,339 sq. ft, 310 m2
 (EXCLUDED AREAS: REDUCED HEADROOM: 190 sq. ft, 17 m2)
 GARAGE: 310 sq. ft, 29 m2
 OUTBUILDING: 364 sq. ft, 34 m2
OVERALL TOTAL: 4,013 sq. ft, 373 m2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Summary

Owls barn is a rare find set in just over an acre of beautiful gardens in the quiet location of Lytchett Matravers. Unusually the barn is set in a courtyard style setting with similar but individual, characterful properties.

With accommodation of 3,339 square feet and beautiful open style spaces, it gives a sense of calm but also a feeling of airiness with lots of natural light flooding the large spaces. The huge open plan living space is a great family or indeed party room but there are also two further reception rooms, for more quiet and cosy relaxation time. A study / work from home office, make this home somewhere you don't need to leave! With four first floor great size bedrooms, two bathrooms and a wonderful open plan living room there is no end of relaxing places to sit and take in the beautiful countryside vistas. There is also ground floor annexe potential which would maybe suit a live-in relative.

Outside, this house really offers a relaxed lifestyle with seating areas and swimming pool with pool room. There are also stables for those maybe considering a pony at home! The village centre of Lytchett Matravers is close by offering amenities such as a shop, two pubs, a library, doctor's surgery, and two good schools. If you're looking for a wonderful character property but with the convenience of a modern home then this could be the house for you.

- Beautiful barn in wonderful setting
- Five bedrooms
- Grounds of just over an acre
- Wonderful lifestyle kitchen room
- Private gardens
- Swimming pool
- Double garage and stabling
- Large pond with quiet space
- Ground floor annexe potential
- Work from home office/study

Details

Guide Price: £1,500,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

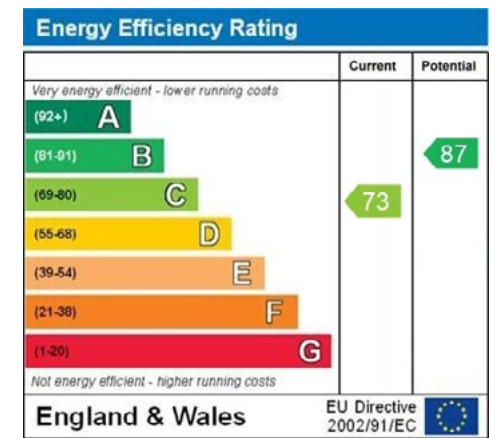
Ground Rent: N/A*

* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

Stamp Duty: Main Home £91,250**
Additional Home £136,250**
** based on guide price

Council Tax: Band G
2024/2025 £4,095.00pa

EPC:





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Property Ref: 1005



Important notice

Luxury and Prestige Realty Ltd wishes to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.