

Luxury+Prestige

OWLS BARN

LOOP FARM ROAD, LYTCHETT MATRAVERS, POOLE, BH16 6BU



















TAKE A STEP INSIDE



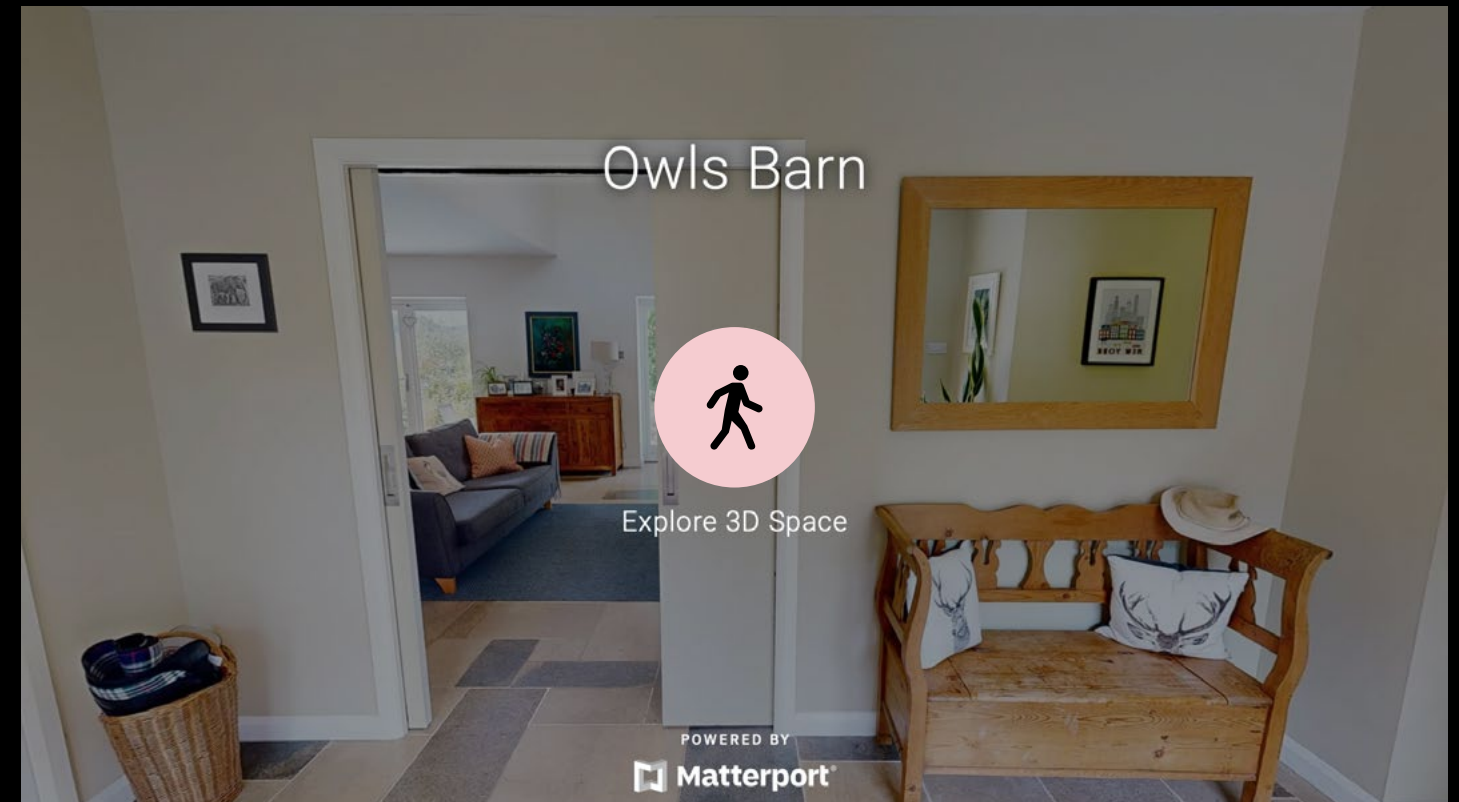
Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

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

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 take a step inside and explore this beautiful home.

Matterport™

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.

Floorplan

Owls Barn, Loop Farm Road,
Lytchett Matravers, Poole, BH16 6BU

GROSS INTERNAL AREA

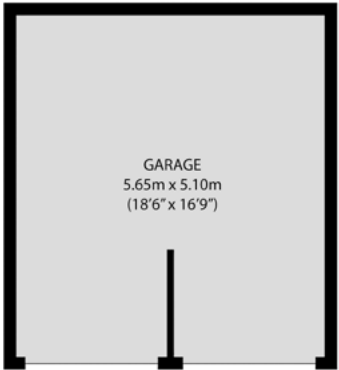
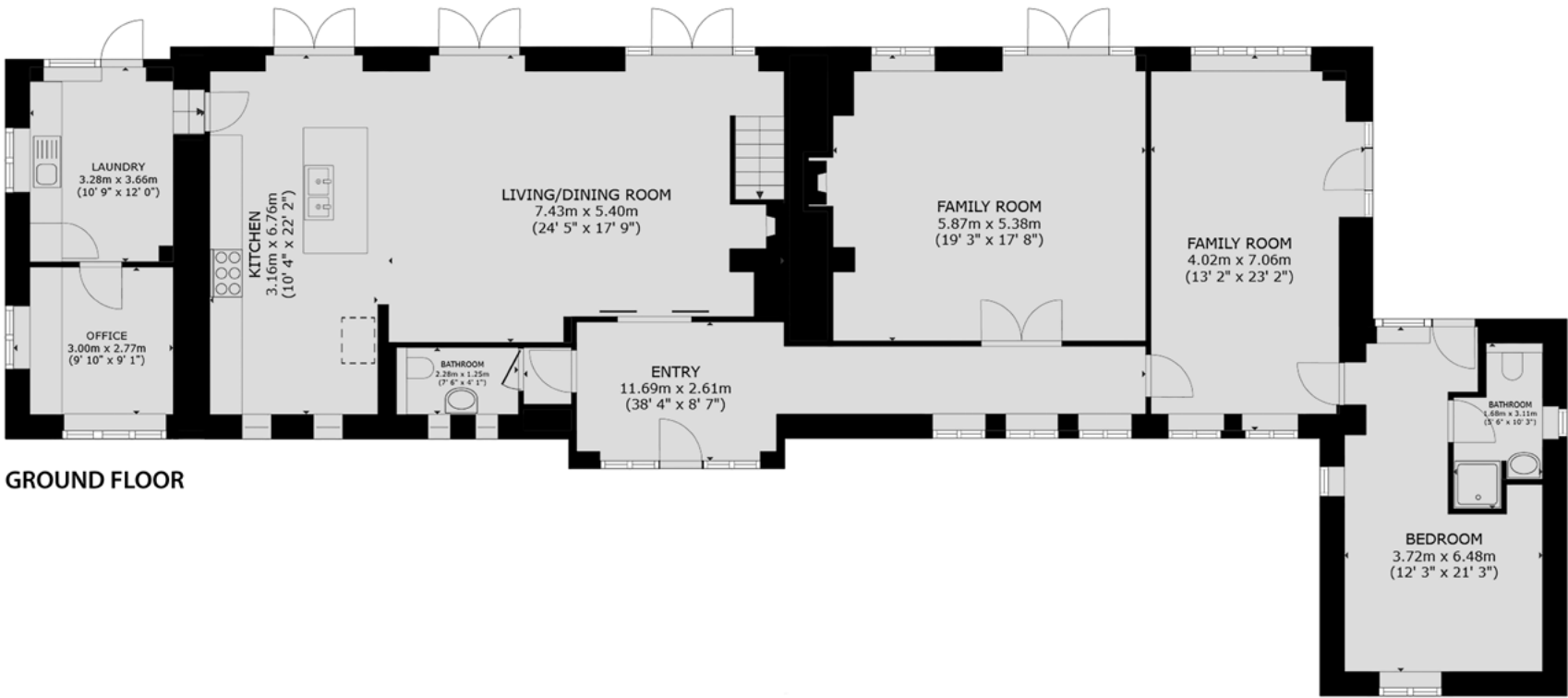
House:
Ground Floor: 2,105 sq. ft / 195 m²
First Floor: 1,234 sq. ft / 115 m²
Total: 3,339 sq. ft / 310 m²
(Excluded areas, reduced headroom - 190 sq. ft / 17 m²)

Garage: 310 sq. ft / 29 m²

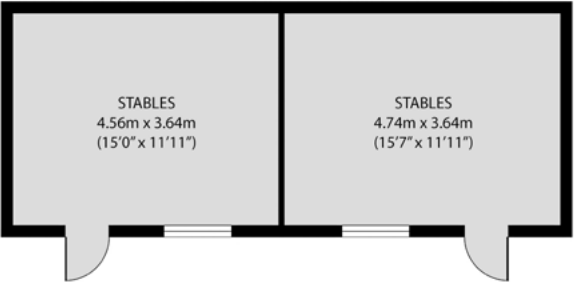
Outbuilding: 364 sq. ft / 34 m²

Overall Total: 4,013 sq. ft / 373 m²

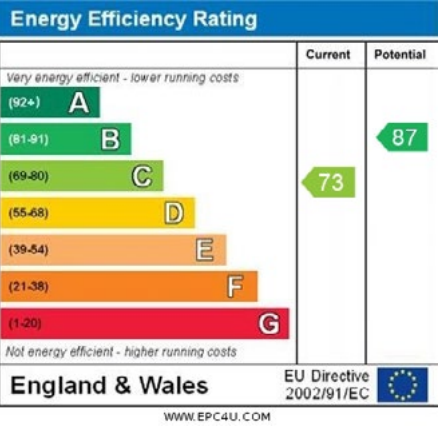
Sizes and dimensions are approximate, actual may vary.



GARAGE*
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



OUTBUILDING*
*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



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.

Details

Guide Price:	£1,450,000
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 £86,250** Additional Home £158,750*** ** based on guide price, correct as at 6.11.24
Local Authority:	Dorset Council (Purbeck)
Council Tax:	Band G 2024/2025 £4,095,00pa*** *** Amount shown is for a main home, please seek advice for additional home.
Services:	Mains gas, electricity, water and drainage

Key features

- + 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

Our team



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