



APRIL LODGE, SOUTH INSTOW, HARMANS CROSS
£995,000

This is a rare opportunity to acquire an outstanding detached country residence located in an enviable semi-rural position on the southern side of Harmans Cross. The property boasts spacious and versatile accommodation and stands in superb landscaped grounds of approx one half of an acre, including a bespoke Finnish style timber lodge. The property, including the lodge, is currently run as a successful guest house giving the owners the opportunity of having a home with an income.

Of particular note, plans have been granted to sever the plot and to build a detached 4 bedroomed two storey house. Full details are available to view on Dorset Council's website <https://planning.dorsetcouncil.gov.uk/plandisp.aspx?recno=391884>. The new dwelling will have an internal area, including the garage, of approximately 304 sq metres. The property will be particularly light with a southerly outlook with full height patio doors shown at both ground and first levels, the latter with Juliet balconies. The attached double garage will be set at right angles to the main dwelling and includes a home office within the roof space.

All viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 3DS**.

Property Ref HAR1948

Rateable Value £2,600



The accommodation throughout is charmingly presented creating a welcoming home with bright and airy rooms. The dual aspect living room has a large bay window to enjoy the southerly views across the garden and a personal door to the garden harmoniously blending the indoor/outdoor living space. The dining room is at the front of the property, again dual aspect; both rooms have fireplaces fitted with wood burning stoves. The country style kitchen is located at the rear with similar views to the living room and is fitted with a range of cream units, with integrated appliances and an additional utility cupboard. Access to the rear garden is also given from the kitchen. There are two ground floor double bedrooms. Bedroom 2 overlooks the garden and has an en-suite bathroom. Bedroom 3 is at the front of the property. A family bathroom completes the accommodation on this level.

Bedroom 1 is the principal bedroom suite and is located on the first floor. With a southerly Velux window to enjoy the views over the garden and surrounding countryside, this bedroom has fitted wardrobes and an en-suite shower room.

April Cottage is approached by a shingled driveway and the secluded South facing garden is a particular feature of the property. It has been lovingly tended by the current owners and is divided by plants and trees creating interest throughout the year with lawned areas, superb timber lodge, additional timber stores and parking for three to four cars.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Habitable Floor Area Approx
116m² (1,248 sq ft)

Proposed New Build



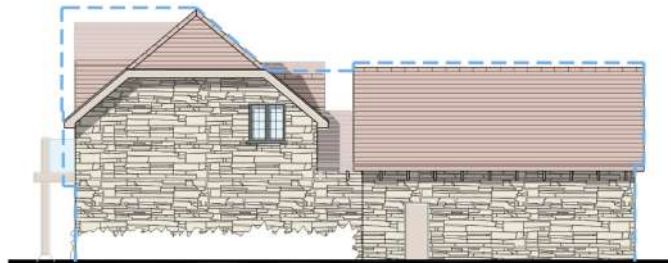
PROPOSED REAR ELEVATION // SOUTH FACING



PROPOSED SIDE ELEVATION // WEST FACING



PROPOSED FRONT ELEVATION // NORTH FACING



PROPOSED SIDE ELEVATION // EAST FACING



Scan to View Video Tour

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.









The village of Harmans Cross lies in the heart of the Isle of Purbeck, some 2.5 miles from the seaside resort of Swanage and a similar distance from the historic village of Corfe Castle. It has a large modern village hall and the popular railway station which connects to Wareham and the mainline train service to London Waterloo during the summer season, serving Corfe Castle to Swanage all year round. Beaches at Studland and Swanage and the market town of Wareham are some 8 miles distant. Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

