



Holly Hedge Farm

Bulbury Lane

Lytchett Matravers

BH16 6LP

**Smallholding: 5 Bed Farmhouse with formal gardens, set
in approx. 11 acres of land with equestrian facilities,
multiple outbuildings and 4 separate Cottages. Guide
Price £2,000,000**

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***Rare Opportunity—to acquire a substantial country residence with extensive land of approx. 11 acres with multiple outbuildings, in a rural setting yet minutes from the village of Lytchett Matravers and Wareham market town with Poole Harbour and the beaches equally readily accessible.**

The main Farm House has all the attributes for a substantial family home, benefitting from 5 double bedrooms, a large farmhouse Kitchen / Dining room, Living Room with a log burner, boot rooms, utility and a Study. The main house is surrounded by a magnificent walled garden with formal lawns, patio areas and a substantial pond.

The estate benefits from a further 4 properties all being barn conversions, all of which have recently undergone refurbishment in a tastefully rural manner with features such as large open fireplaces and exposed beams. These consist of 2, 3 & 4 bedroom cottages that have been successfully run as Holiday Lettings and B&B's providing a good source of income for the farm.

Furthermore, the property has extensive Equestrian outbuildings to

include an enclosed courtyard of Stables, large hay barn, machinery storage barn, as well as a store / tack room.

The land is approx. 11 acres which is mostly grazing land being well-fenced with wooden post and rail, with multiple outbuildings and field shelters—ideal for the keeping of horses or livestock.

There is also a sizeable lake and woodland incorporating the land.

Holly hedge also benefits on being located in one of the most beautiful areas of the Dorset countryside. With Wareham Forest just to the south and the Purbeck Hills beyond—this area provides the perfect opportunity for enthusiastic walkers, cyclists and horse riders. The farm is conveniently located close to the village of Lytchett Matravers with two Pubs and Lytchett Manor school, as well as a choice of good local independent Public schools. There are good road links to the town of Poole, Bournemouth and Dorchester. Wareham train station is also just a 10 minute drive away that provides a direct line to London Waterloo in just over 2 hours, as well as a short journey to the seaside town of Weymouth.



Entrance:

The property is approached via a long private gravel drive, lined by trees with the manicured golf course to one side and the farms' land to the other, to be met by the electric gates to the property. Upon entering, the spacious driveway and ample parking area gives the first impressive views of the main Farmhouse, with the formal walled gardens and open fields, as well as the courtyard of stables and barn conversions.

The gated entry into the farmhouse is bordered by tall hedging and stone walls providing privacy to the front lawn, with steps leading to the front entrance.

The property is entered via the tiled Entrance porch perfect for removing boots and coats before entering the main house with it's uniquely tiled and full length Entrance Hallway, giving a bright and characterful first impression of the house.

To the right, there is a W.C., also leading through to a further Boot / Cloakroom, which can also be accessed from the front of the house with a stable-style door.





Ground Floor

The first principal room greeted from the central hallway is the spacious farmhouse-style Kitchen and open plan Dining room. This room is the heart of the house and bright in design with dual aspect windows wrapping around the room, all of which offer differing views over the farms' land.

The tiled Kitchen features a traditional Rangemaster cooker, space for a dishwasher and fridge freezer plus ample space for storage via a wooden central island with matching wrap around kitchen units all with tiled work surfaces and further overhead storage units.

The Dining area of the room is equally spacious allowing for a large farmhouse-style dining table with views over the gardens.



Ground Floor cont.

The Living Room is impressively bright and spacious, with dual aspect bay windows offering views over the formal gardens and land. The focal point to this room is the expansive brick fireplace fitted with a log burning stove. This room can be accessed via two internal doors leading back into the central hallway.

The Study is also a good sized room, dual in aspect with bay windows over the grounds. This room also features a brick fireplace with built-in log burner and log store.

At the end of the hallway, there is a further door to the rear of the property of which opens out onto the paved patio area, covered pergola and paths leading to the large pond with running fountain, as well as to the part-tiered landscaped gardens.



First Floor

The farmhouse-style wooden staircase leads onto the particularly spacious landing, of which is bright with a large window overlooking the garden, providing the first elevated views over the land, Wareham Forest and Bloxworth Heath.

The first double bedroom takes full advantage of the spectacular elevated rural views via large windows, and is particularly spacious with ample room for wardrobes, bed side tables plus a dressing table. Furthermore, this room is provided with an Ensuite with a W.C., Sink and walk-in Shower.

The second double room is similarly spacious and bright offering the elevated views, plus an Ensuite consisting of a W.C., Sink, Bidet, walk-in Shower and a window overlooking the gardens.



First Floor cont:

The third double room is also of a very good size, with a window over the properties' formal gardens.

The fourth double bedroom, currently laid out as a twin, which is a particularly bright room being dual in aspect with views over the gardens. This room also benefits from an Ensuite with a W.C., Sink and walk-in Shower.

The fifth double bedroom similarly is dual in aspect, also benefitting from an Ensuite with a W.C., Shower and Sink.

The Family Bathroom is incredibly generous in size and bright with a window over the gardens. Consisting of a Bath, walk-in Shower, W.C., Sink, Bidet & storage cupboards.

Furthermore, along the landing are 2 useful and spacious airing cupboards.



Walled Garden to Main House

The extensive walled garden, bordered by mature hedges, wraps around the farm house offering much privacy and seclusion from the rest of the farm.

The garden of which is mostly laid to lawn, has been thoughtfully landscaped and tiered with walls and rockeries designed using traditional Purbeck Stone. The patio area wraps around the house and opens into a partly covered seating area for alfresco dining, with a pergola entwined with mature vines and pathways leading to the sizeable tiered pond with water fountains. The garden is planted with flower beds, trees and mature shrubs and features prettily latticed archways. Tucked in the side of the garden is multiple sheds and a dog kennels with a well fenced play area. The gardens can be accessed either via the back door of the house or from multiple wooden pedestrian gates. There is also a double 5 bar wooden gate at the bottom of the garden to access the paddocks beyond.





Stables & Land:

The Stables are located in a spacious courtyard central to the farm and enclosed by a 5 bar gate and pretty walled backdrop. The courtyard currently consists of 4 full size stables (one of which is a foaling box), plus a tack room and storage / rug rooms, as well as 2 large covered barns either for the storage of hay or machinery or a covered wash bay—all of which could also readily be used as further stabling. There is also an expansive brick built log store with sliding barn doors, lights and power. The courtyard is fully fitted with outside taps, power sockets, outside security lighting and CCTV.

The majority of the 11.acre land is divided into well-fenced post and rail paddocks, of which provides good grazing land for the keep of horses and livestock and has also provided the farm with quality hay. The paddocks are supplied with water troughs as well as multiple field shelters with surrounding hardstanding and walkways —ideal for the winter months.

There is also a large lake and woodland to the boundaries of the land.

Holly Hedge Farm

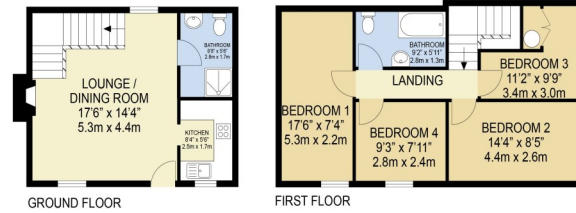
Stables & Outbuildings



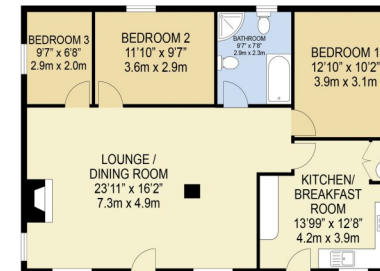
Holly Lodge



Purbeck View

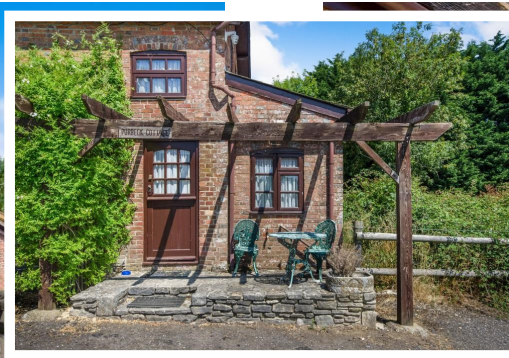


Robins Nest



GROSS INTERNAL AREA

STABLES & OUTBUILDINGS	3058 sq ft (281 sq.m.)
HOLLY LODGE	822 sq ft (83 sq.m.)
PURBECK VIEW	901 sq ft (84 sq.m.)
ROBINS NEST	929 sq ft (86 sq.m.)
OWLS ROOST	485 sq ft (45 sq.m.)



Holiday Cottages:

Robins Nest: A detached and characterful, 3 bedroom, recently renovated bungalow with a large private patio to the front. The farmhouse style Kitchen is fully fitted with a cooker, washing machine, fridge and built in storage cupboards. There is a large Dining / Living room with ample country character with the focal feature of a generous brick built fireplace with a log burning stove, exposed beams and stable doors leading to the patio. This room is also very bright with plenty of windows and being dual in aspect. Bedroom 1 & 2 are good sized doubles, with Bedroom 3 being a single or for bunk beds. There is a family Bathroom consisting of a Bath, Shower, W.C., and Sink.

Owls Roost: A recently refurbished 1 bedroom, detached cottage with open plan Kitchen, Living room and Bathroom plus private outside courtyard patio area.

Holly Lodge: A private patio entrance, partly covered with pergola and lattice fencing for privacy, leads into the characterful Kitchen. The Kitchen has a built-in oven and numerous units and cupboards with space for a washing machine, fridge etc plus features exposed beams and wood panelled walls and provides ample space for a dining table. The living room also features the exposed beams and a large brick built fireplace fitted with a log burner. The staircase is also designed with panelled walls with an overhead skylight and provides a large under stairs storage cupboard. The first floor comprises a particularly large Bathroom, with a w.c., sink, shower and storage cupboards. The first double bedroom is of a good size and bright with both a window and skylights and space for wardrobes. The second double bedroom is very spacious and features a stable door style window, built-in bookcase shelving and ample space for wardrobes.

Purbeck Cottage: Accessed via a raised patio and pergola seating area, the property comprises of a Kitchenette with a cooker, fridge, washing machine and cupboard space. There is a separate Living / Dining room of which is wood panelled, with a brick built fireplace and log burner and has in-built storage. There is a W.C., with a sink, shower and storage. The first floor comprises of a single bedrooms with built-in storage. Bedroom 2 is a double which is dual in aspect with exposed beams. Bedroom 3 is also a double in a similar style. Bedroom 4 is also a double with a window and a velux with space for wardrobes. The Family Bathroom consists of a w.c., bath, sink and built-in storage.



PLEASE NOTE: Measurements quoted are approximate and for guidance only. Fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any items shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre contract enquiries in particular price, local and other services.

Viewing by appointment through:
Albury & Hall (Wareham) Ltd, 10 North Street, Wareham, Dorset, BH20 4AF
01929 666000 wareham@alburyandhall.co.uk www.alburyandhall.co.uk

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