



Tower House

Tower Hill

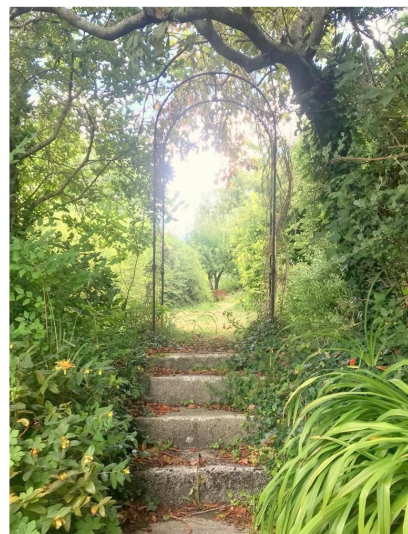
Bere Regis

BH20 7JA

4 Bedroom detached house set within Approx. half an acre with far reaching views over Bere Regis and an additional annexe.

Guide Price £600,000

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Albury & Hall are delighted to present this extremely rare to market 4 bedroom detached house that benefits from stunning views towards Black Hill and features an additional 1 bedroom annexe.

Requiring modernisation throughout the property is a very desirable project with strong potential to become a substantial family home. Situated in an elevated position over Bere Regis with large grounds comprising front and rear gardens with sunny aspects and a large drive with space to accommodate a boat/trailer/motorhome etc. There also features a large double garage ideal for use as both storage or a substantial workshop.

The 1 bedroom annexe is of a generous size with an open plan style living room and kitchen, large double bedroom and bathroom, with plenty of potential to be used as additional accommodation, holiday lets/Airbnb or utilising it as an extension on the main house (STPP). This provides any purchaser with a multitude of options.

Located just off the village centre the property benefits from being only a short walk to the local amenities with pubs, a village shop and excellent access to both Dorchester and Poole. There are also a number of excellent walks nearby with the Jubilee, Blackhill & river walks all within 5 minutes.



Ground Floor:

From the front door you access the entrance porch with good space for muddy boots and coats.

The entrance hall is of a generous size and gives access to the rest of the house.

The living room features a vast south facing window giving outstanding views and allowing plenty of light. Similar in style the dining room also utilises a large south facing window to bring in plenty of light and take advantage of the elevated views.

The kitchen is dual aspect with a range built in cupboards and lends itself to being extended into the large utility room.

The property also benefits from a cloakroom comprising a wc and wash basin.







First Floor:

The large landing features a wide window overlooking the rear garden and gives access to the 4 bedrooms and family bathroom.

The 2 front bedrooms have been designed with large windows giving uninterrupted views over Bere Regis and onto Black Hill. Both these rooms also feature built in wardrobes. The further 2 bedrooms are both double in size with built in wardrobes and windows overlooking the gardens.

The family bathroom comprises panel bath, wc and wash hand basin. Situated between the 2 front bedrooms this has the potential to become a "Jack & Jill" bathroom.



Annexe:

The potential for the annexe is seemingly endless with ideas such as a separate holiday let/Airbnb, additional accommodation for family/friends, separate office/studio or utilising it as an extension on the main house (STPP). Extra space such as this has become ever more useful in the current economic climate.

It comprises of a generous living room and kitchenette, large double bedroom and separate bathroom.

Along with the main house the annexe requires modernisation throughout and really adds to the overall potential Tower House has to offer.



The property features extensive gardens with large lawned areas and mature trees and hedging. To the rear of the property the garden is separated into two tiers with a variety of fruit trees making up a quaint orchard. There is a courtyard garden adjoining the rear of the house and the annexe that is perfect for an outside dining area.

To the front a large formal lawn takes advantage of the sunny southerly aspect and views and has even been host to a family wedding with Black Hill featuring as the beautiful backdrop. Access between the front and rear gardens is free flowing around the property with a “secret” path featuring a picturesque arch with mature climbing plants

The driveway is large enough to accommodate numerous vehicles and is a real benefit in this picturesque village.

Tower House also benefits from a large double garage, having been used as a workshop by the previous owners. The garage is secure and connected to mains power.



Viewing by appointment through:

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