



Hyde Beeches

Wareham

BH20 7NX

5 Double Bedroom substantial & secluded cottage, filled with original features, impeccable grounds, garage & private driveway. Guide Price £944,500

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Albury & Hall are delighted to present this substantial, characterful cottage situated in a most secluded and tranquil location in Hyde with fantastic manicured grounds in approximately 2 acres.

This substantial detached property is steeped with history and character, dating back more than 200 years. There are many retained original features in the property, such as the magnificent dual aspect Inglenook fireplace, original Well, large bay windows and exposed beams, yet tastefully modernised and refurbished in-keeping with the period style, with many exquisitely handcrafted designs.

The property has more recently been used as a most successful Holiday Let of which is fully booked throughout the year. Thus a proven property and location to generate income and can be purchased as an ongoing business concern.

The property is approached via a half mile track passing woodland and fields, of which is only shared with the neighbour. This then splits into the sweeping and private gravel driveway, opening up to give the magnificent view of the property with its wrap around lawns.



The accommodation itself is equally impressive, with the ground floor comprising of an open plan Dining/Living Room hosting the magnificent focal fireplace, open plan cottage style Kitchen featuring an oil fired Aga, Utility Room, Master Bedroom with Ensuite and Sun Room leading to the front patio. The ground floor opens seamlessly through to the patios and garden via multiple barn and stable style doors from all principle rooms. The first floor can be accessed via two staircases, one of which being an original and quirky wooden staircase, the other being a stunning wrought iron spiral staircase.

The first floor comprises additional accommodation, with a further four bedrooms, all double in size as well as the main family bathroom. The 1st Floor equally exudes charm with bright bay windows giving elevated views, exposed beams and vaulted ceilings to name a few.

The outside of the property sits in approximately 2 acres of grounds, mostly laid to lawn, with various patio and seating areas, a fire pit, beautiful bordered beds of wild flowers, mature trees and raised allotments. The driveway offers ample space for parking and there is also a large timber framed garage and a log store.



Entrance:

As you approach the property via the half mile track passing fields and woodland, you are greeted by a wooden gate which leads to the sweeping private gravel drive, which opens up with lawns on either side prettily shaded by weeping willow trees giving the first impressive views of the house.

There is a brick built porch to enter the front of the property, with its rustic wooden front door. Upon entering you are greeted with a good sized entrance for boots and coats, with wooden floors and exposed beams, which also leads to the Cloakroom with a W.C., Sink, with windows in both rooms overlooking the rear garden.





Ground Floor:

As you enter the heart of the house, you are greeted with the spacious open planned Dining/Sitting Room abundant in the property's character. The room is light filled with multiple windows with window sill bench seating giving dual aspect views as well as via the double doors leading to the rear patio area. In this room is also the original and beautifully handcrafted wooden staircase.

This vast open plan room has a fantastic natural divide, with the focal point of both rooms being the dual aspect inglenook log burner with expansive brick surround, featuring the original bread oven openings, stone floor and a rounded brick hearth with beams above. Surrounding both sides of the fireplace gives access to the Living room.

The Living room is equally spacious and features a large bay window offering triple aspect views, exposed wooden beams and shelving and a stunning wrought iron spiral staircase.







Ground Floor

The kitchen is accessed from the dining room via the rustic bespoke timber dog door setting the tone of the country cottage style kitchen. The kitchen is open plan with a breakfast dining and seating area, with skylights and double doors opening out onto the patio.

The tiled kitchen features an original inglenook with a brick surround and overhead beam where the oil fired Aga is positioned, as well as an electric cooker. There is a large walk-in larder, a farmhouse ceramic sink with triple windows overlooking the gardens, plenty of cupboards, a dishwasher, and space for an American fridge / freezer and a central island.

There is also a useful Utility Room fitted with built-in cupboards and work spaces, a sink, washing machine and dryer and doors onto the rear patio.



Ground Floor Accommodation:

The Master Bedroom suite on the Ground Floor is equally abundant in character, entered via a bespoke wooden door with wood floors and exposed beams in the high and vaulted ceiling, as well as a cast iron range. The room benefits from a built in bank of wardrobes and is particularly bright being dual aspect with triple windows with views over lawns as well as double doors leading into the glass Garden Room.

The Garden Room, hexagonal in design, with stone flooring and seating also opens out onto the south facing patio area beyond.

Also off the Master Suite is the spectacular Ensuite Bathroom, complemented with the vaulted ceiling and beams as well as being dual aspect and with stable door opening onto the garden. The bathroom features a freestanding roll top bath, large double shower, W.C., cast iron radiator and finally the exquisite, handcrafted wood slab with bark 'His & Hers' Sink with exposed iron fittings and matching wooden shelving above.





First Floor:

As you go up the original handcrafted wooden staircase to the first floor landing, ahead you are greeted with a spacious Double Bedroom in light tones elegantly contrasting the natural wooden floors and beams. It offers a bank of built-in wardrobes and a mezzanine style storage area above, wooden shelving on either side of the bed, and is light filled with dual aspect windows giving elevated views across the lawns.

The Family Bathroom is of a good size with a vintage style roll-top bath, with equally vintage style sink, W.C. and radiator, with a double window over the front aspect of the property.



First Floor:

As you progress from the hallway, the further bedrooms are linked internally from one to the other.

The Third Double Bedroom is spacious and bright with dual aspect windows and elevated views, featuring vaulted ceilings and beam as well as the chimney breast.

The door to the side leads you to an internal hallway passing through the original party wall of the house, into the Fourth Double Room of which could readily be utilised as a Study. This too features the chimney breast, high ceilings, window overlooking the gardens and a built-in wardrobe.



First Floor:

From the door at the end of the Fourth Bedroom, you are met with the landing of the cast iron spiral staircase, with a window over the gardens.

From this hallway there is a tiled Shower Room also fitted with a sink, W.C., wood flooring and solid wood shelving.

At the rear of the property, is the final Fifth Double Bedroom of which also offers dual aspect views with the large bay windows overlooking the front and lawns of the property.





Outside Patio:

Paving wraps around the front, side and rear of the property with vast patio areas offering plenty of seating and alfresco dining spaces, bordered by landscaped beds of lavender and wild flowers

There is also a covered and heated Pagoda with built in outdoor seating and gravel firepit area.

The majority of the garden is then laid to lawn, mostly formally, with an area at the bottom of the garden for natural grasses and flowers. There is a raised allotment area and the original Well.

To the front of the property is the car parking area for ample cars, as well as a Garage and Log Store.



Property Services:

- Brand new central heating fitted with smart device remote controls for heating and water, of which run off an oil fired boiler. The oil tank is located in a secluded spot away from the main garden.
- Fibre optic internet installed offering fast speeds, ideal for working from home
- Water Re-direction system. The current owners have installed a state of the art water re-direction system that consists of a series of soakaways and underground pipes designed to capture any excess natural water around the cottage which gets diverted to an area of natural drainage.
- The property is on Mains Water, however, there is a natural spring with a Well situated in the garden which could be utilised as a source of natural water for garden irrigation.
- The property is on private drainage in the form of septic tanks.

Viewing by appointment through:

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