

Poplar Farm House,
Eastfield Lane, Ringwood, BH24 1UR



MEYERS
MOVING BEYOND EXPECTATIONS



Guide Price: £695,000

A rare opportunity to purchase one of Ringwood's most iconic properties. This beautiful Farm house, the original footprint of which dates back to the 15th century and has been sympathetically improved and upgraded by the current owners to make this wonderful family home today. Comprising four double bedrooms and three shower rooms on the first floor with a sitting room, dining room, family room and snug located on the ground floor which flows seamlessly into the farmhouse style kitchen, utility/boot room, downstairs W.C and integral garage. Situated within private and established wrap around gardens and withing walking distance to the popular Elm Tree pub and sought after Ringwood infant, junior and academy schools.

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- Restored and Carefully Renovated by the Current Owners
- Historical Site – Dating back to 15th Century
- Versatile Family Home Approaching 3000 SQ FT
- Farm House Style Kitchen with a Utility/Boot Room, Integral Garage
- Family Room with Vaulted Ceiling, Wrap Around Windows
- Features - Cruck Beams, Stone Fire Places, Open Brick Walls
- Four Double Bedrooms - Two with En Suites
- Established and Private Wrap around Gardens
- Pressurised Heating System, Overhauled Roof & French Drains
- Ringwood School Catchments – Within Walking Distance

Entrance Lobby

Entering the property via the solid wood front door which has a storm porch over, you are greeted with a lobby area which has space for coats and a storage unit if required. The hallway then flows into the snug area or formal dining room.

Snug

The snug room has been styled and decorated with pops of colour but allowing the character features and beams to stand out. A carved stone fire place and hearth takes centre point with a log burning stove, the perfect space for those 'cosy' nights. The snug provides access to the kitchen and the stairs rise to the first floor from here.

Sitting Room

Accessed via an original farm

house style wooden door, the spacious sitting room is bright and airy being triple aspect with views to the front, side and rear garden. Hardwood double doors provide access to the court yard style rear garden allowing the outside space to flow within. The room has exposed beams with a 'Cruck' beam, which is central to the property. A secondary stone fire place and log burner provides a focal point with book case shelving built into the alcoves and feature cast iron radiators with brushed gold valves.

Kitchen

The kitchen links the snug and family room and can be accessed via the utility room and rear door to the property. The farm house style kitchen has a range of floor and wall units with a contrasting Oak effect worksurface and an inset traditional style ceramic sink with drainer and mixer tap . There is space for a Range Master oven (available subject to

to negotiation), with a fitted chimney style extractor and matching splashback. Appliances include an integral Bosch dishwasher and there is space for a freestanding fridge/freezer. A window provides an outlook over the court yard garden and an internal door leads into a small inner hallway where the downstairs WC is located and the pressured heating system is housed. A secondary door then leads to the utility/boot room. Flooring is laid with laminate which runs into the family room.

Utility/Boot Room

The utility area/boot room can be accessed from the drive way, integral garage or the court yard rear garden, making it an ideal space to kick off the muddy boots or wellies. There is space and plumbing for the washing machine and tumble dryer with a worktop and shelving above and ample room for a bench seat/further storage.

Family Room

Believed to have been extended in the 1990's. This room brings the whole property together as the family room links the formal dining room and kitchen, providing a fantastic sociable space for day to day living. The room has wrap around glazing, a vaulted ceiling with a roof light and exposed beams. The exposed exterior brick work and clay, tile hung walls, bring an industrial style to the room and allow the character to shine through.

Dining Room

The elegant formal dining room opens into the family room and has a view out to the front garden. The spacious room features original Oak wood panelled walls, cast irons radiators and has space for an 8 to 10 seater table and chairs.

First Floor Landing

The stairs rise and open onto the bright and airy landing with the principle bedroom to one end and the three other double bedrooms and shower room to the other. A window from here over looks the rear of the property.

Bedroom 1 & En Suite

The large principle bedroom has an aspect to the front with views over the garden. There is ample space for a king size bed and freestanding furniture, and further benefits from a walk in wardrobe which has clothes rails and space for a dressing table.

The stylish en suite shower room has been re fitted to comprise a matte black framed walk in corner shower enclosure, an inset ceramic basin with a matte black mixer tap, enclosed with shiplap

storage below with a low level WC, and exposed brick walls continue to feature.

Bedroom 2 & En Suite

Bedroom two is located to the far end of the landing and is another large double bedroom with an aspect over the rear garden. There is space for a king size bed and bedside tables and features fitted cupboards and an original fireplace with a red brick hearth.

Also benefitting from an en suite shower room which has a shower enclosure, low level WC, inset basin with storage below. Double opening doors provide additional storage, or could be removed to provide ample space for a bath.

Bedroom 3

A spacious bedroom with views over the front with space for a king size bed and a sofa if required (an ideal bedroom for a teenager). Benefitting from

fitted wardrobes and also features a cast iron fireplace with brick surround.

Bedroom 4

Another generous size bedroom with space for a king size bed, freestanding furniture with the beautiful exposed beams featuring. Again enjoying views over the front garden.

Family Shower Room

The family shower room serves bedroom 3 & 4 and has been re-fitted to comprise a walk in shower enclosure, low-level WC and wash hand basin with a mixer tap fitted onto a bespoke scaffold board unit.

Integral Garage

The integral garage has power and lighting with an up and over door and has ample space for a vehicle and storage facilities and opens into the utility/boot room.

Externally

The established garden is a true delight as it wraps around the farm house. A secure front gate opens onto a brick path way which leads to the front entrance, the main part of the garden being mainly laid to lawn and bounded by mature hedging to create privacy. A brick built well is featured and French drains have been added at the front of the property and are planted with lavender. A garden shed is hidden to one side with a pathway providing access to the driveway.

To the other side, a gate which is enclosed by fencing provides access to the side garden with a pergola above, a perfect space for outside dining. This space then leads into the south westerly facing court yard style rear garden which has been thoughtfully landscaped with a patio area, decking for outside seating and raised beds. The utility door provides access through to the drive way from

here where there is space for three/four cars if required.

Location

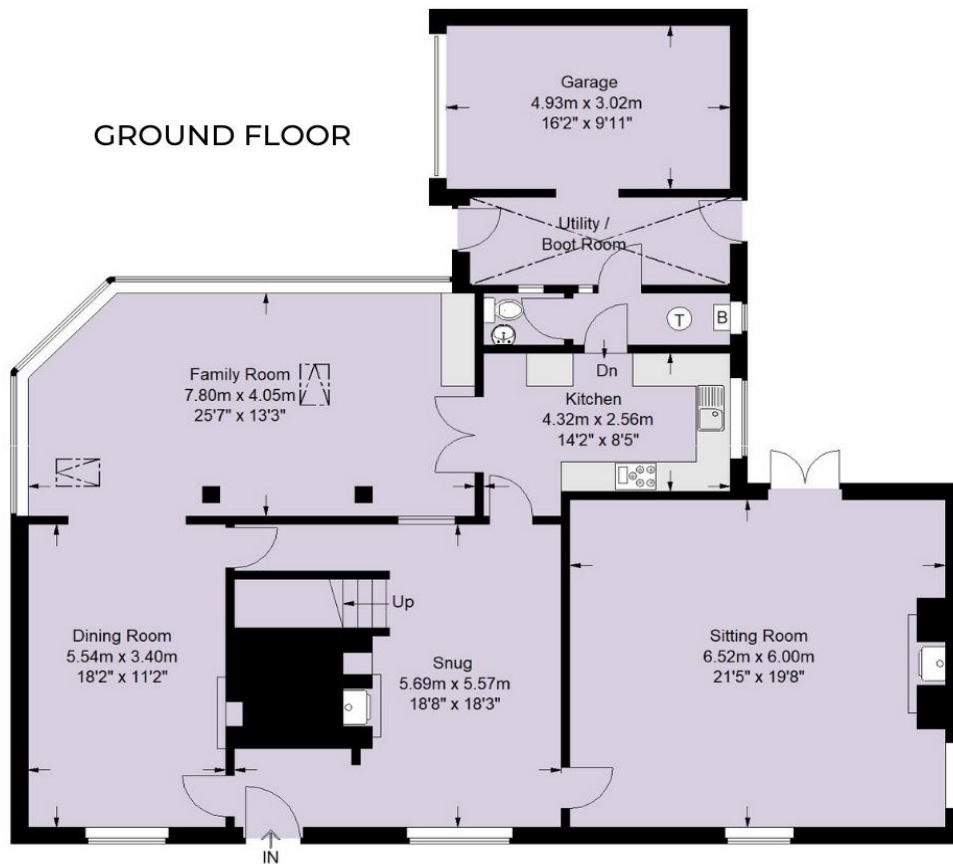
The property is extremely well positioned in a convenient location just a short walking distance from Ringwood Town Centre and the sought after Ringwood Infant, Junior and Academy schools and the fantastic local pub, The Elm Tree. The bustling market town of Ringwood is located on the western edge of the New Forest, at a crossing point of the River Avon, Ringwood's popularity continues to increase thanks to its brilliant schools, pubs, restaurants and boutique shops. Its superb location means it is perfect for those commuting to London whilst offering residents the chance to live just a short distance from the beautiful local beaches with the wonderful open New Forest being on your doorstep.

Council Tax Band - F
EPC RATING - N/A

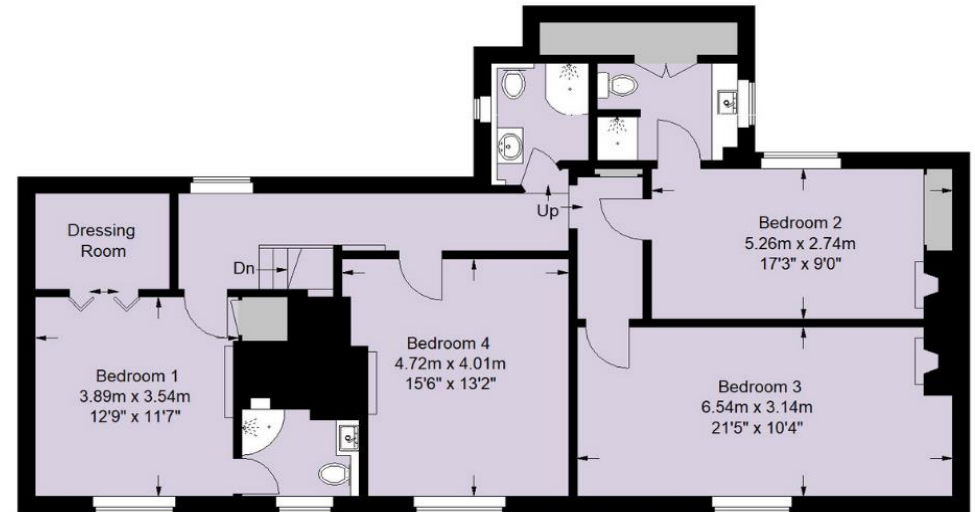




GROUND FLOOR



FIRST FLOOR



PARKING:



POPLAR FARM HOUSE RINGWOOD BH24



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APPROXIMATE AREAS

GROUND FLOOR AREA 1782 SQ FT

FIRST FLOOR AREA 1113 SQ FT

TOTAL FLOOR AREA 2895 SQ FT

COUNCIL TAX F

EPC RATING N/A

APPROXIMATE UTILITY COSTS

DISCLAIMER: This information has been prepared as a guide only. The Vendor and Estate Agent make no warranties as to its accuracy and all interested parties must rely on their own enquiries.

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