



Holly Cottage Sandy Lane
Lytchett Matravers, Poole, BH16 6DB

£1,250,000



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Available again due to a change in circumstances, offering a fresh opportunity for interested parties.

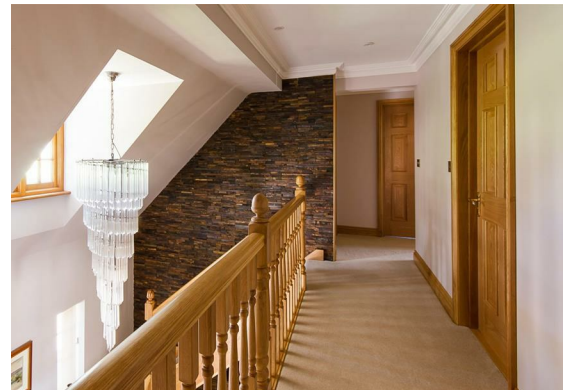
3.5 ACRES - STABLES AND PADDOCK - MODERN FOUR BEDROOM - LOW UTILITY COSTS - RENEWABLE ENERGIES - GROUND SOURCE HEAT PUMP - The St Quintin Property Group are delighted to offer exclusively for sale this stunning AA rated 4 double bedroom detached country house, which was constructed in 2010 to an exceptionally high standard by the present owners. The property stands on a slightly elevated plot, with OUTSTANDING RURAL VIEWS across the valley. TOTAL GARDENS AND PADDOCKS EXTEND TO NEARLY 3.5 ACRES.

Traditionally constructed yet with a contemporary finish, the house has particularly detailed elevations of brick and flint, with 2 tiled dormers and an ornate small clay tiled roof (with detailed ridge and 2 high brick chimneys.) Amongst the many outstanding features are an impressive reception hall (with vaulted ceiling), Travertine floors, a magnificent kitchen/family area (with granite work surfaces, range cooker and built-in appliances), 2 high specification bathrooms with top quality sanitary ware.

Further benefits of this innovative property include a ground-source geothermal under floor central heating system and solar panels, and it conforms to the latest insulation SAP values. Outside, there is a substantial detached garage (with a backup generator room), a stable block (with 5 loose boxes), workshops, field shelters, hay store, tack room and 2 large, enclosed paddocks.

Holly Cottage is ideally placed for access to the towns of Wimborne and Poole each approximately 5 miles away, with both offering an excellent range of facilities. The local village of Lytchett Matravers benefits from a good range of local amenities including a small supermarket, pharmacy, butcher, surgery, public houses and a well-regarded primary school. Rushall Lane Equestrian Centre and is a short drive away.





Floor Plan



Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

