



Pear Tree Cottage

Hyde

Wareham

BH20 7NX

Immaculately presented five bedroom property with historic schoolhouse set in over five acres of secluded grounds and woodland

Guide Price £1,450,000

ALBURY  
& HALL



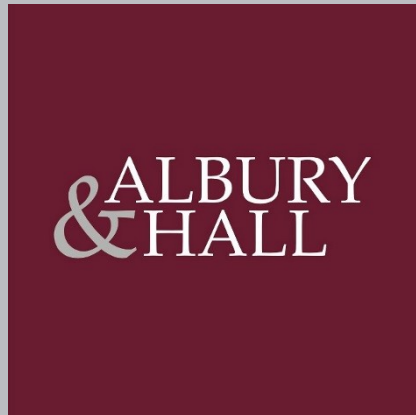
This SUBSTANTIAL property is located along a PRIVATE lane within a plot in excess of 5 acres.

A large entrance hall sets the tone for the property, with SPACE and LIGHT in abundance.

There is a modern kitchen/breakfast room along with utility and cloakroom.

FIVE excellent size bedrooms are spread over two floors.

A separate SCHOOL HOUSE building could provide a supplemental income (stpp).



RURAL  
RETREAT







The large entrance hall provides ample space for boots and coats and gives an excellent FIRST IMPRESSION and sets the tone for the rest of the property. Wood flooring leads into the adjacent cloakroom and to much of the accommodation.

The dining hall has plenty of SPACE to accommodate a large dining table as well as freestanding furniture. With DUAL aspect windows and French doors opening onto the rear decking this is the perfect space for entertaining family and friends.

Light and space is in abundance throughout the property. The bright living room has wood flooring throughout and a CHARACTERFUL brick fireplace with working LOG BURNER.

## LIGHT & SPACE







The country style kitchen is fitted with a range of floor and wall cupboards, integrated cooker and sink overlooking the large rear garden. An ISLAND with inset electric hob and fume hood has ample space to prepare food. There is also ample space for a breakfast table to enjoy your morning coffee!

An attractive BRICK RECESS provides space for free-standing fridge freezer or shelving units.

A handy utility room has fitted units and space for white goods, this is an ideal space to decamp after one of the many countryside walks or time spent in your PRIVATE WOODLAND! A door leads from the utility room giving access to the side of the house.







EXPANSIVE  
LAWNS



# FLEXIBLE ACCOMMODATION

There two double bedrooms located on the GROUND FLOOR making ideal guest accommodation. The bright and airy master bedroom with its en-suite has plenty of BUILT IN storage and has southerly views over the expansive lawns.

Bedroom 2 is located on the ground floor and would make for an ideal HOME OFFICE.

THREE further bedrooms are located on the first floor.

Bedroom 3 is dual aspect and has ample space for freestanding furniture.

Bedroom 4 is a generous double with BUILT IN storage and overlooks the front of the property.

Bedroom 5 also has built in storage, benefits RURAL VIEWS and would be ideal for a child's room or nursery.

The family bathroom comprises bath, wc and washbasin.







The gardens are arranged with a LARGE lawn to the rear with well maintained flower beds, mature shrubs, trees and areas left for wildlife to flourish.

A good sized decked area enjoys plenty of SUN and is an ideal space to dine ALFRESCO!

With over 5 ACRES at your disposal the possibilities for the outside space are numerous. Those with green fingers may wish to create vegetable patches and further flower beds.

The woodland and wild borders are a HAVEN for deer, hedgehogs and all manner of birds.











To the front a PRIVATE track surrounded by countryside and woodland leads to a driveway with parking for NUMEROUS vehicles as well as storage for boats/trailers etc.

This leads to the old school which is a characterful building with original STONWORK. The current layout has an excellent garage/workshop and adjacent store. The upstairs is very bright and would make a large studio.

This space also has POTENTIAL, subject to the necessary permissions, to be converted to an ANNEX for a holiday let, providing a supplemental income. There are 4 acres of unspoilt woodland at Pear Tree Cottage which hosts an array of mature and native trees, allowing you to own your OWN WOODLAND!





Pear Tree Cottage, Hyde BH20 7NX  
TOTAL APPROX. FLOOR AREA 326.3 SQ.M-3,512 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

HOLIDAY  
LET  
POTENTIAL

ALBURY  
& HALL





Viewing by appointment through sole agents:

**Albury & Hall (Swanage) Ltd. 24 Station Road, Swanage. BH19 1AF**

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

**ALBURY  
& HALL**

Registered in England & Wales Company No. 1000347 . 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.