



Apartment 12

Farrer Estate

East Stoke

BH20 6AT

Immaculate & luxurious 3 bedroom Duplex Apartment in this historic Manor House set within several acres of landscaped grounds & 2 Parking Spaces—fantastic 'Turn-Key' / Holiday Home Investment

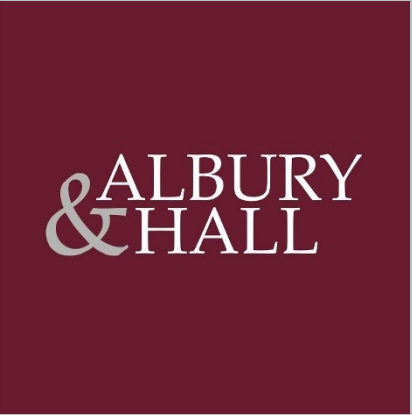
Guide Price £460,000

ALBURY
& HALL

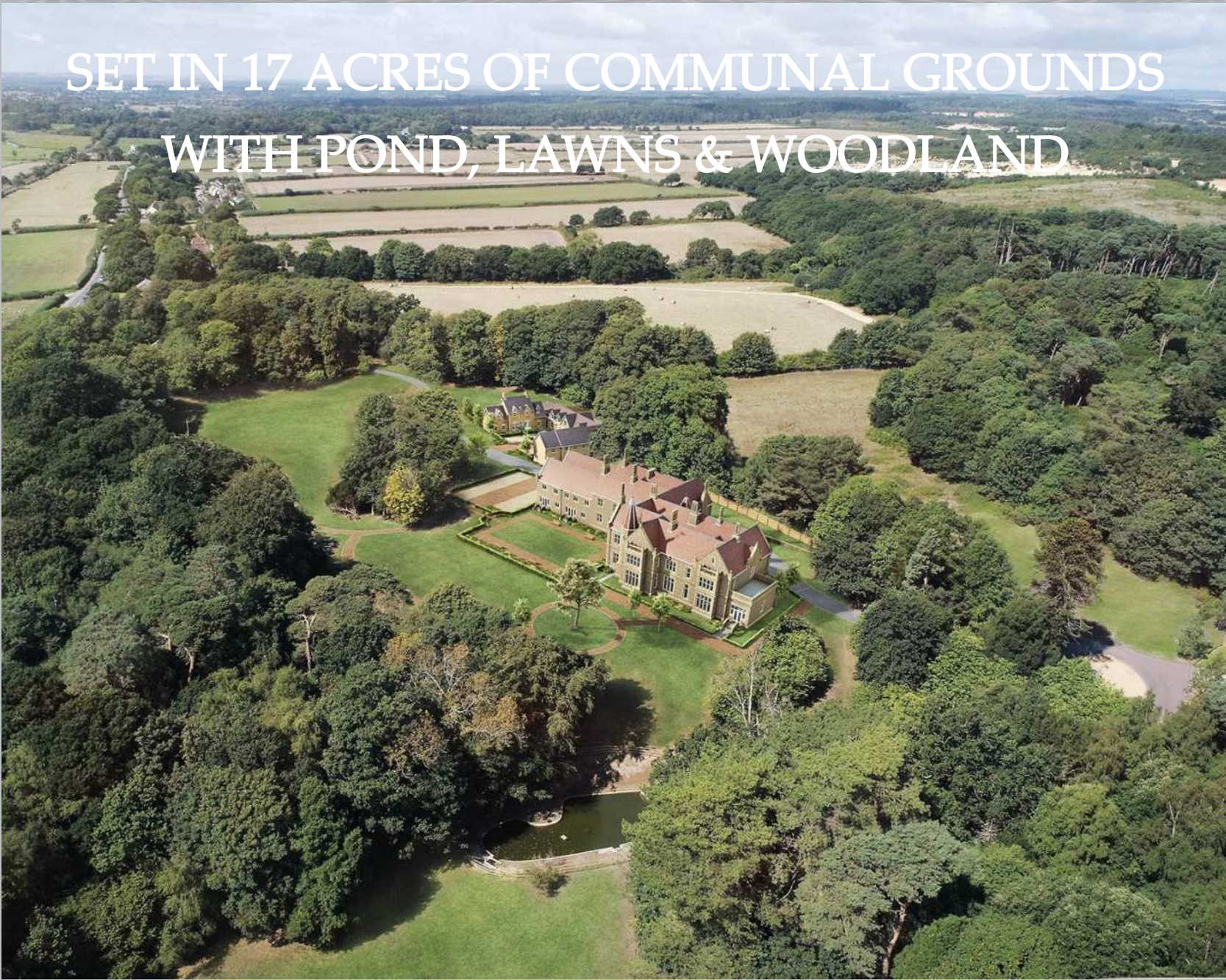
The Manor House, originally built in 1867, is now converted into a collection of only 15 unique and luxurious apartments with original period features and contemporarily fitted. Each of these apartments are Leasehold in Title, have a shared communal entrance hall and ample outside lawns, seating areas, pond & woodland—all are both AST lets & Pets permitted.

APARTMENT 12 is a premium, newly converted 3 Double Bedroom Duplex Apartment set within the sits within the original part of the historic Manor House. The impressive loft conversion spanning the entire second floor of this maisonette, providing a further Reception Room with storage space, entirely unique to the development making this a split level maisonette.

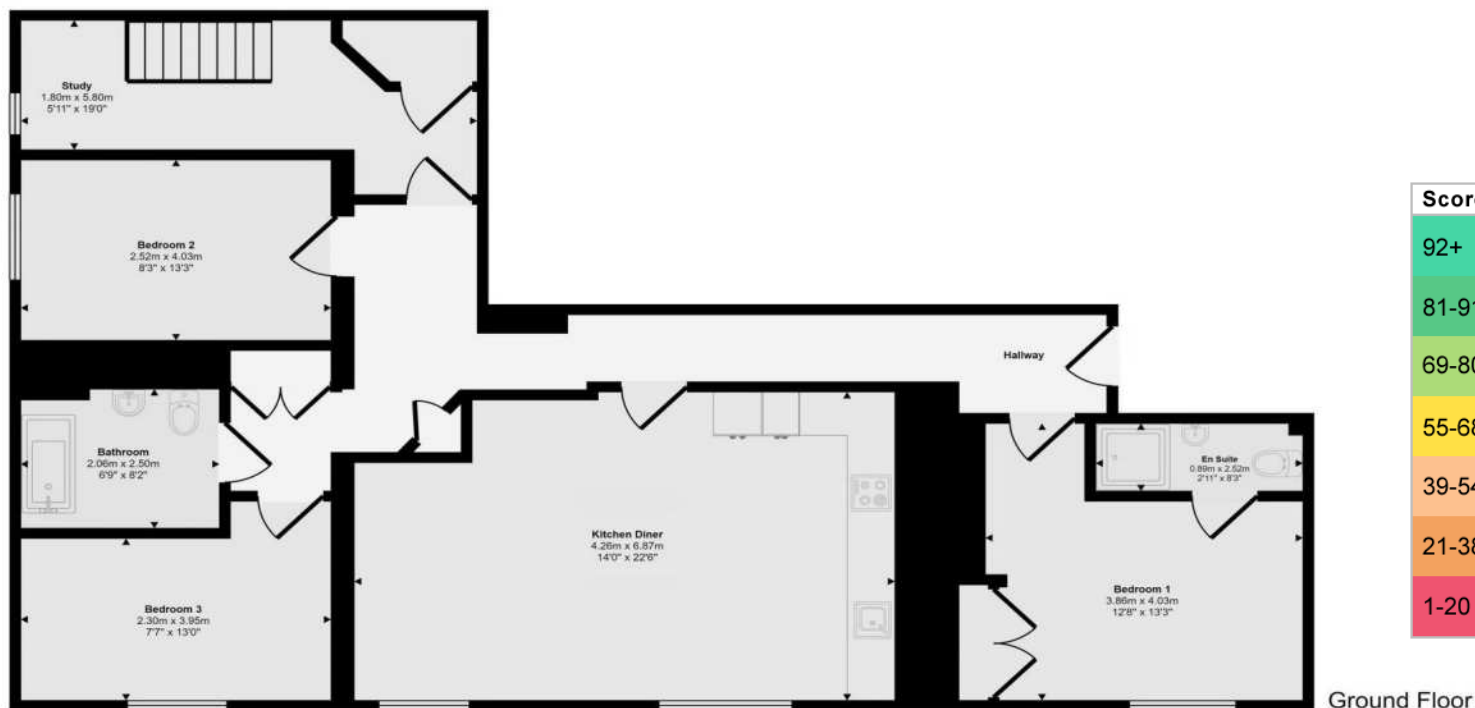
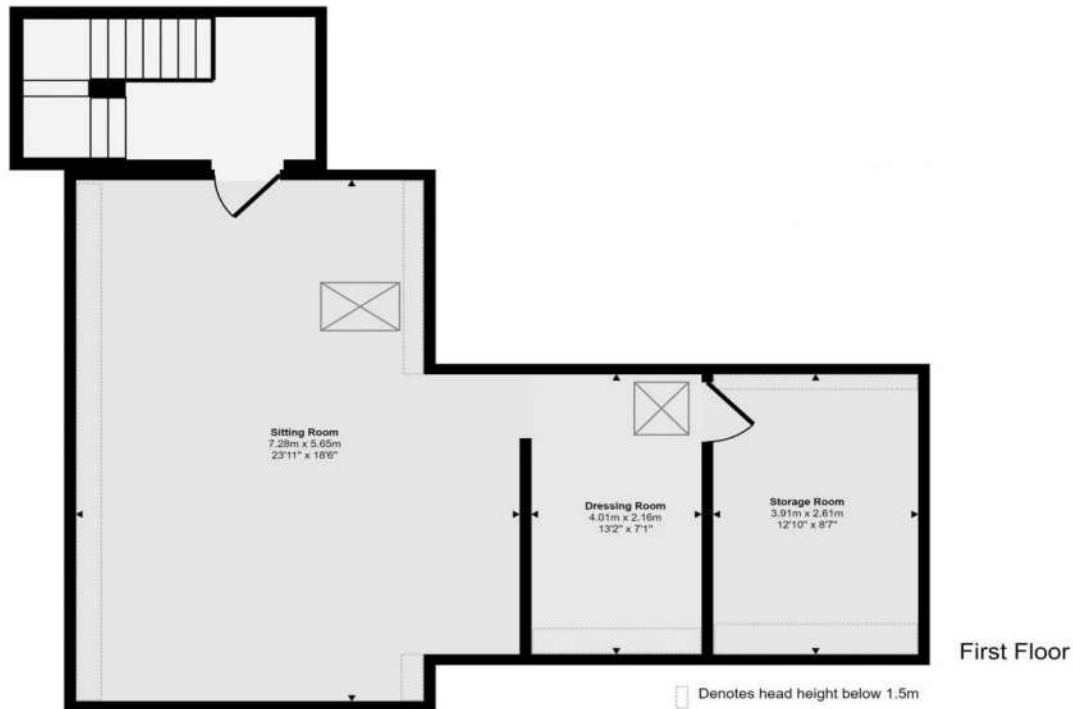
A LUXURIOUS PRIMARY HOME,
IDEAL LOCK UP & LEAVE OR
RENTAL INVESTMENT



The Farrer Estate offers a collection of luxury converted apartments, set within several acres of communal grounds, located between Wareham & Wool in this readily accessible yet peaceful setting, the Farrer Estate is a unique new build development in this special part of Dorset.



SET IN 17 ACRES OF COMMUNAL GROUNDS WITH POND, LAWNS & WOODLAND



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement.

Additional Information:

- Council Tax Band: D
- New Build Warranty (NHBC) inclusive with 4 years remaining
- 199yr Leasehold (issued 2019)
- Fully managed gardens and communal areas
- Applicable Service Charge: £4194 per annum
- Ground Rent may be applicable at a max. of £250

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	57 D
39-54	E		
21-38	F		
1-20	G		

The original Manor House dates back to 1867, with an impressive communal Entrance Hall retaining many of the period features with a grand wooden staircase, notably high ceilings and with beautifully stained glass windows—this is a shared space for all residents to enjoy.

Apartment 12 is over 1800 sq.ft. and arranged over the first and second floor of the building.

ENTRANCE—The property is provided access from an internal communal hallway. Upon entering the apartment, the hallway creates a traditional, crisp and clean impression with high ceilings, new sash windows and hard wood flooring flowing throughout to the principal rooms.



RECEPTION ROOM—The open plan Living— Kitchen—Dining room is an impressive and elegant space, offering particularly high ceilings and full height sash windows with pretty views over the fields beyond. The Dining area offers ample space for a large table with seating for 8-10 guests. The Sitting area offers ample space for furniture and benefits from a further window for natural light.

KITCHEN—The contemporary and bespoke Kitchen has been beautifully designed from renowned 'Kitchen Elegance', with fitted Quartz worktops and plenty of storage space via a range of wall mounted and fitted cupboards. The Kitchen offers built-in appliances of a full height fridge freezer, washer-dryer, dishwasher, oven and gas hob. The Kitchen benefits from double windows for ample natural light and with the traditional design with new sash windows with Plantation Shutters



THE MASTER BEDROOM is light and bright, with luxury fitted carpets, a bank of bespoke fitted wardrobes, space for additional bedroom furniture and sash window with Plantation Shutters overlooking the rural fields beyond. This bedroom is also provided an Ensuite Bathroom, contemporarily tiled with a walk-in Shower , WC, Sink and Vanity.

BED 2 is also a double with fitted wardrobes, luxury fitted carpets and light provided from the sash window with Plantation Shutters.

BED 3 is a further double room, also with space for furniture and fitted carpets.

THE FAMILY BATHROOM are tastefully designed by 'Bathroom Elegance' with marble tiling throughout, benefitting a bath with rain shower overhead and traditional chrome fittings, WC , vanity unity with mirror above and chrome heated towel rail.



THE LOFT SPACE—RECEPTION ROOM

An additional internal hallway provides access to the staircase up to the second floor of this apartment, also providing a useful space for a Study / Reading Area.

The entirety of the second floor is into the loft conversion creating a maisonette with additional accommodation, the only one of its kind in this development.

The current owners have tastefully re-designed and configured this space as a bright and characterful Sitting area, with a light filled Study, spacious living area with large sofa suite and TV points, plus sectioned Storage rooms—a most versatile and rare additional reception room in such a unique apartment.



Approached via a private sweeping drive, the apartment benefits from full use of the cared-for and pet-friendly communal grounds with manicured formal lawns, woodland and a pond seating area in this quiet and peaceful setting. Paths carve through the extensive south facing front lawns to a pretty garden circle where full use of the grounds is encouraged, with multiple seating areas provided.

This apartment also offers x2 parking spaces, plus there is a secure Bike Store.

This apartment is a luxurious prime residence or would suit those looking for a holiday home or lock up and leave in Dorset, being only a short drive to the beautiful coastlines of Lulworth Cove, Durdle Door and Studland. It would also be a wise investment opportunity, with AST's permitted and a guide rental income of £1850pcm.



Viewing by appointment through sole agents:

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

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

**ALBURY
& HALL**

Registered in England & Wales Company No. 14528884 . 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.