

HOLMEDENE STUDLAND



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NEW HOMES | LAND | PRESTIGE PROPERTY

Guide Price
£2,995,000



GROUND FLOOR
1730 sq.ft. (160.7 sq.m.) approx.



1ST FLOOR
1517 sq.ft. (140.9 sq.m.) approx.



TOTAL FLOOR AREA : 3247 sq.ft. (301.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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RARE TO THE MARKET – THIS
UNIQUE DWELLING IN THE
SOUGHT AFTER STUDLAND BAY
ON GENEROUS PLOT

Located on the waterside of nostalgic Studland Bay in the heart of the village, neighbouring
the Bankes Arms and The Pig on The Beach, sits the spectacular property 'Holmedene'.

HOLMEDENE is a substantial and
characterful detached property with
expansive coastal views, offering the
spacious 3 Bed Main House plus 2
Double Bed Annexe (a successful
Holiday Let and income potential),
Detached Garage which could be
converted to additional accommodation
(STPP).

All sitting on a generous sunny aspect
plot, currently with manicured Garden
with ability to extend (STPP).

Idyllic One-Off Primary Residence OR
Investment Opportunity for Holiday Let



SET IN THE HEART OF
STUDLAND BAY



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OLD HARRY ROCKS & COASTAL PATHS



HEART OF THE VILLAGE & SHOP



PIG ON THE BEACH—STUDLAND BEACH—CHAIN FERRY



BANKES ARMS



HOLMEDENE



3 BED MAIN HOUSE WITH 2 BED ANNEXE,
DETACHED GARAGE, MANICURED GARDEN IN
SUBSTANTIAL POOLE BAY FACING PLOT

NATIONAL TRUST PROTECTED LAND—PATH LEADING DIRECT TO STUDLAND BEACHES



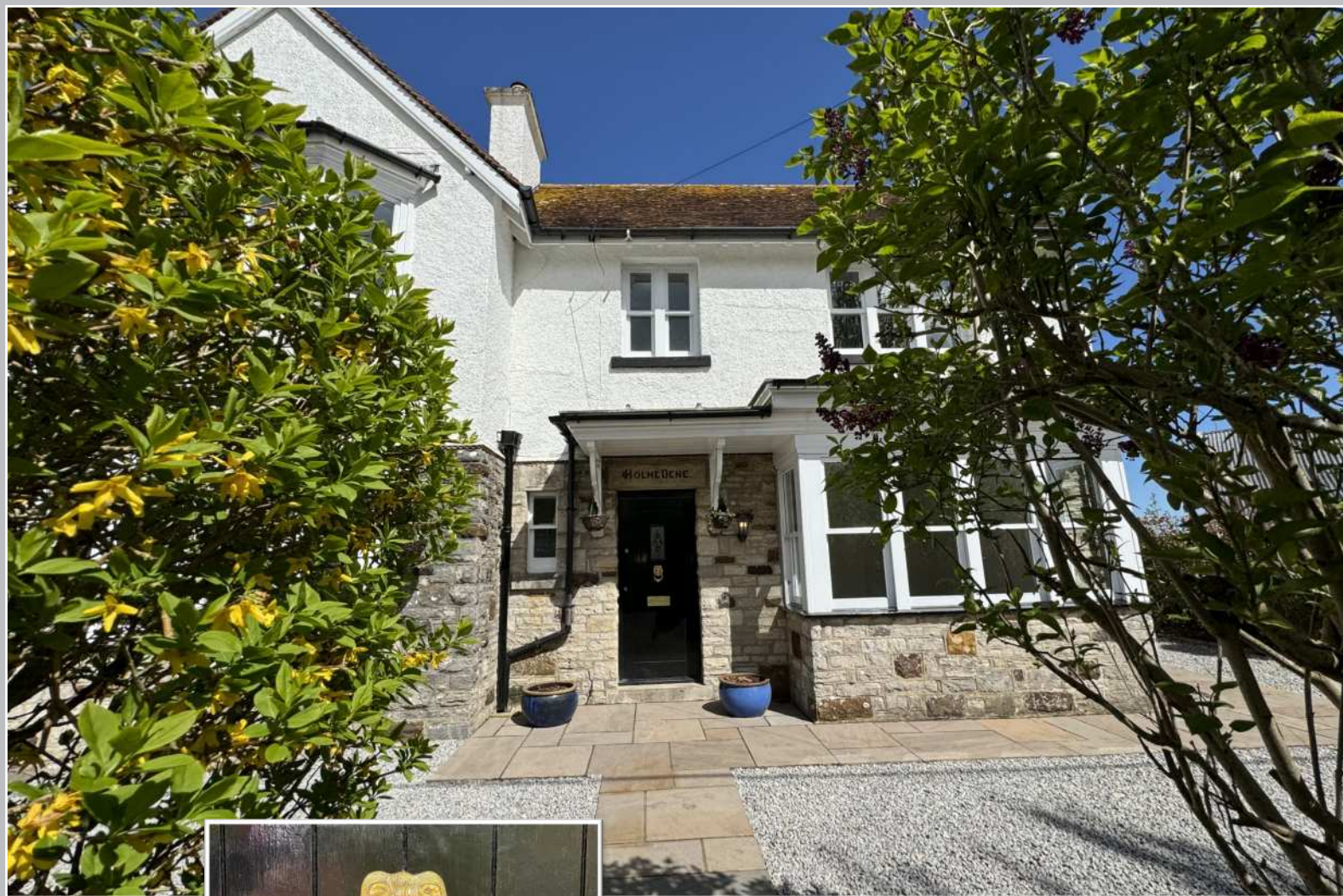
- Generous Plot with expansive coastal views
- Manicured garden, Patio seating areas & outbuildings
- Ability to extend house and / or Detached Garage (STPP)
- Land beyond National Trust owned & protected — offering uninterrupted views
- Coastal path leading direct to Studland Beaches / Old Harry Rocks



THE MAIN HOUSE —

The Main House has recently undergone significant renovations whilst retaining original characterful features. This is a spacious, light and bright home with fantastic views from principal rooms afforded from bay windows.

THE GARAGE— is a large detached space with apexed roof, lending itself to conversion for an ancillary dwelling. (STPP)



KITCHEN-DINER — The open plan, brand new Kitchen is contemporary and simplistic in design with black work surfaces and a fully tiled surround, fitted with an array of units with inbuilt new Oven, Microwave oven, Fridge/Freezer plus Wash machine. The kitchen sink with window above offers the most fantastic garden and sea views beyond.

The wooden flooring leads through the Dining area where there is ample space for a large dining table, which in turn opens into the Conservatory.

CONSERVATORY— is a bright and good-size seating space to take in the panoramic garden & infinity sea views overlooking Old Harry Rocks.

This opens out onto the expansive Terrace seating area.

CLOAKROOM—newly appointed with WC., & Sink with contemporary tiles.



ENTRANCE HALL—A spacious & bright entrance hall leads through to:

RECEPTION ROOM—greeted by the front reception room with its high ceilings and large newly fitted double glazed, handcrafted windows with views to the front of the property, complemented with neutral décor—this feels a spacious, grand yet relaxing 'beach home' feel.

LIVING ROOM- also to the front of the property, this bright and spacious room also with high ceilings, benefits a large bay of new windows with views to the front of the property. A new heating system has been installed with rooms fitted with new electric radiators.

WETROOM—a tiled Wetroom with walk-in Shower, Sink & WC is accessed through from the reception room.



To the first floor are 3 good sized Bedrooms, the Family Bathroom plus Study / spare room. The property is a blank canvas for the new custodians to put their own style with many opportunities for expansion.

MASTER BEDROOM - To the front of the house is the spacious Master room benefitting high ceilings and a bay of windows creating a light & airy space. **BEDROOM 2**—to the rear of the property boasts the impressive second bedroom, a generous double in size with characterful feature fireplace plus a panel of windows offering the incredible, panoramic view of the Sea and over Old Harry Rocks. **BEDROOM 3**—also a double / twin room located to the front of the property. **GUEST ROOM / STUDY**—this single room could also be utilised as a useful Study. **MAIN BATHROOM**—newly tiled in fresh beachy colours, fitted with a freestanding



THE ANNEXE—The characterful 2 double Bedroom Annexe has been recently and tastefully re-designed, offering an exceptional coastal retreat with elevated sea views from all principal rooms. A new and contemporary Kitchen is fully equipped, with an open plan dining and sitting area. The exposed stone staircase leads to the 2 double rooms beautifully renovated, plus Bathroom. To the outside is an extensive Patio / Alfresco dining area. A beautifully renovated private space for family / friends for multi-generational use.

THE HOLIDAY LET—A most successful and sought after Holiday Let business in come can be generated from this property, boasting fantastic reviews and a proven income record.

THE HOLIDAY LET— 9.5* RATING ‘EXCEPTIONAL’ ON BOOKING.COM- 9.9* FOR LOCATION

“Location was everything you could dream of. Peaceful and cottage was so incredibly well kitted out and decided to a high standard.”







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Email : hello@purely-living.com Tel: 01202 805555

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