

for sale

offers in excess of **£2,000,000**



## Holly Hedge Farm Bulbury Lane Lytchett Minster Poole BH16 6HR

An incredible opportunity to obtain a five bedroom farmhouse, with an additional FOUR holiday properties as well as land with paddocks, woodland and barns. This rural property is located close to Wareham and Bere Regis and **VIEWING IS HIGHLY RECOMMENDED** to fully appreciate all this home has to offer.

# Holly Hedge Farm Bulbury Lane Lytchett Minster Poole BH16 6HR

## Entrance

Double glazed front door to:

## Entrance Hall

Feature tiled floor, radiator, coving, door to rear, stairs to first floor, doors to all rooms.

## Kitchen / Diner

24' 11" x 14' 2" ( 7.59m x 4.32m )

Range of wall and floor units with work surfaces over, sink unit, Calor gas range cooker with hood over, plumbing for dishwasher, space for fridge freezer, double glazed windows to front and side, radiator.

## Lounge

32' 11" max x 13' 11" ( 10.03m max x 4.24m )

Double glazed windows to side and rear, radiator, feature brick build fireplace with burner, coving.

## Study

17' max x 13' 11" max ( 5.18m max x 4.24m max )

Double glazed windows to side and rear, radiator, feature brick built fireplace with burner, coving.

## Utility Room

13' 5" x 9' 8" ( 4.09m x 2.95m )

Double glazed window to side, floor units with work surfaces over, sink unit, plumbing for washing machine, floor mounted boiler, radiator, coving.

## Wc

Comprising of low level WC, pedestal wash hand basin, double glazed window to side, radiator, door to:

## Store / Porch

Double glazed window to side, radiator, door to front.

## First Floor

### Landing

Double glazed windows to front and rear, two radiators, storage cupboard, loft access, airing cupboard, doors to all rooms.

### Bedroom 1

14' 11" x 13' 11" ( 4.55m x 4.24m )

Double glazed window to rear, radiator, TV aerial point, coving, door to:



## En Suite

Comprising of low level WC, pedestal wash hand basin, bidet and walk in shower cubicle, tiling, double glazed window to side, radiator.

## Bedroom 2

13' 11" max x 14' ( 4.24m max x 4.27m )

Double glazed window to rear with countryside views, radiator, coving, door to:

## En Suite

Comprising of low level WC, pedestal wash hand basin and walk in shower cubicle, tiling.

## Bedroom 3

14' 2" max x 15' 5" ( 4.32m max x 4.70m )

Double glazed windows to front and side, radiator, coving, door to:

## En Suite

Comprising of low level WC, pedestal wash hand basin and walk in shower cubicle, radiator, tiling.

## Bedroom 4

13' 5" x 15' 4" ( 4.09m x 4.67m )

Double glazed window to front and side, radiator, coving, door to:

## En Suite

Comprising of low level WC, pedestal wash hand basin and walk in shower cubicle, radiator, tiling.

## Bedroom 5

13' 11" x 9' 6" ( 4.24m x 2.90m )

Double glazed window to side, radiator, coving, TV aerial point.

## Bathroom

Comprising of low level WC, pedestal wash hand basin, bidet, bath with telephone taps and walk in shower cubicle, tiling, double glazed window to side, radiator.

## Outside

There are areas of woodland and paddock which surround the property. There is a lawned area surrounding the farmhouse as well as paved areas by the holiday properties.

## Purbeck View

Four bedroom semi detached barn.

## Living Area

17' 5" x 14' 3" ( 5.31m x 4.34m )

Open plan, beam and mantle fireplace housing feature log burner, wood framed double glazed front and rear aspect windows, TV point.

## Kitchen

5' 4" x 8' 3" ( 1.63m x 2.51m )

## Ground Floor Shower Room

6' 6" x 5' 4" ( 1.98m x 1.63m )

Corner shower unit, hand wash basin, low level WC.

## Bedroom 1

14' 2" x 8' 4" ( 4.32m x 2.54m )

Wall mounted radiator, wood framed double glazed front and side aspect windows.

## Bedroom 2

11' 1" x 9' 7" max ( 3.38m x 2.92m max )

Wall mounted radiator, wood framed double glazed side aspect window.

## Bedroom 3

9' 2" x 7' 9" ( 2.79m x 2.36m )

Wall mounted radiator, wood framed double glazed front aspect window.

## Bedroom 4

17' 4" x 7' 2" ( 5.28m x 2.18m )

Wall mounted radiator, wood framed double glazed skylight, wood framed double glazed front aspect window.

## Bathroom

9' 1" x 5' 9" ( 2.77m x 1.75m )

Wash hand basin, wall mounted radiator/towel rail, low level WC, bath with shower attachment, airing cupboard, light wood effect laminate flooring, wood framed double glazed skylight.

## Robins Nest

Three bedroom detached barn.

## Living / Dining Room

16' x 27' 3" ( 4.88m x 8.31m )

Brick and beam fireplace with inset wood burner, three wood framed double glazed front aspect windows, 2 wall mounted radiators, TV point.

## Kitchen

13' 7" x 12' 7" ( 4.14m x 3.84m )

## Bedroom 1

12' 7" x 10' 2" ( 3.84m x 3.10m )

Wall mounted radiator, wood framed double glazed side aspect window.

## Bedroom 2

9' 4" x 11' 8" ( 2.84m x 3.56m )

Wall mounted radiator, wood framed double glazed rear aspect window.

## Bedroom 3

6' 6" x 9' 5" ( 1.98m x 2.87m )

Wall mounted radiator, wood framed double glazed side aspect window.

## Bathroom

Panel bath, corner shower unit, low level WC, wash hand basin.

## Holly Lodge

Two bedroom semi-detached barn.

## Living Room

17' 5" x 16' 4" ( 5.31m x 4.98m )

Beam and Oak mantle fireplace housing feature wood burner, wall mounted radiator, two wood framed double glazed front aspect windows.

## Kitchen / Breakfast Room

17' 5" x 10' 3" ( 5.31m x 3.12m )

## Bedroom 1

18' 3" x 10' 6" ( 5.56m x 3.20m )

Wood framed double glazed side and front aspect windows, wall mounted radiator, TV point.

## Bedroom 2

10' 1" x 9' 9" ( 3.07m x 2.97m )

Wood framed double glazed front aspect window, aluminium framed double glazed skylight, wall mounted radiator, TV point.

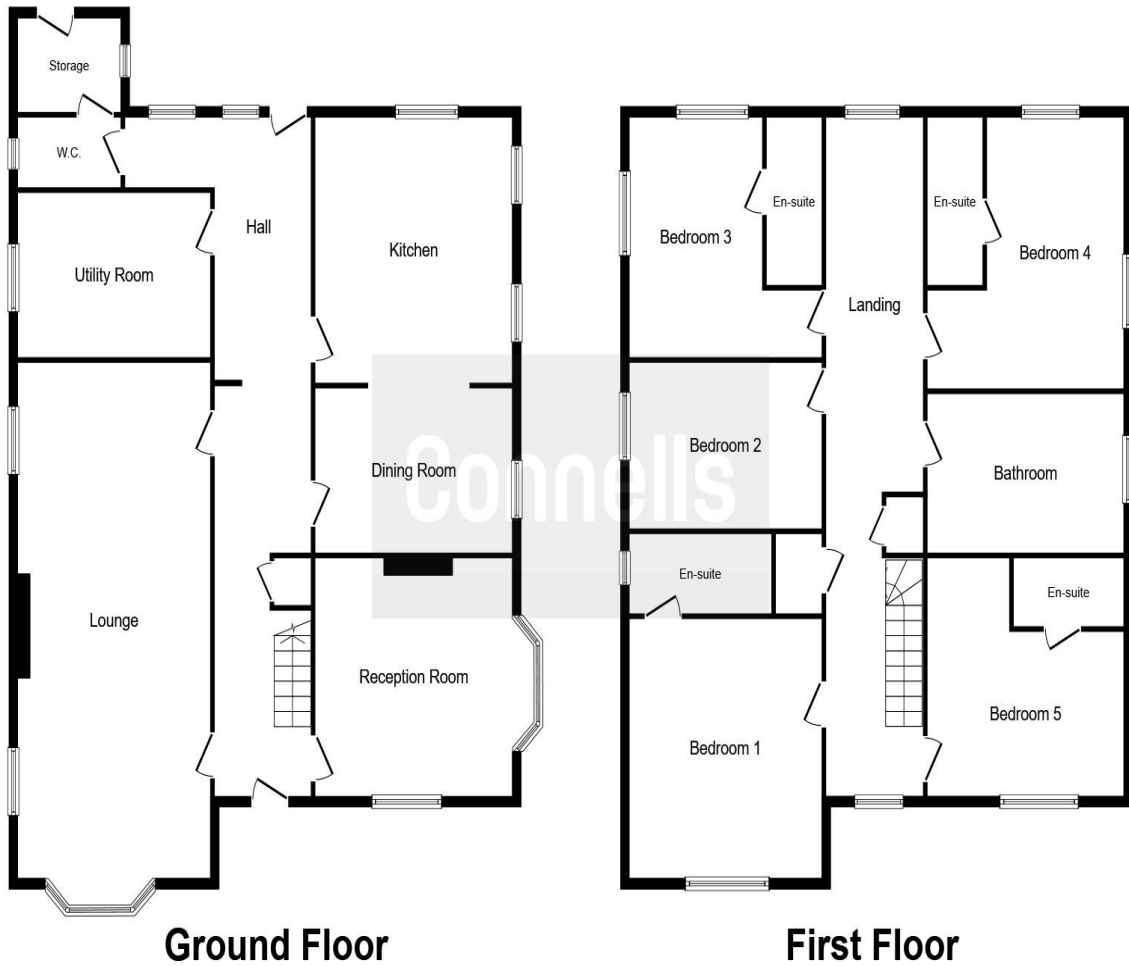
## Bathroom

17' 6" x 6' 2" ( 5.33m x 1.88m )

Wall mounted radiator, corner shower unit, low level WC, wash hand basin, aluminium framed double glazed skylight.







**Ground Floor**

**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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