

Holt Heath National Nature Reserve

FOR SALE

HEARNES

WHERE SERVICE COUNTS

Higher Rowe, Holt, Dorset, BH21 7EA

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FREEHOLD GUIDE PRICE: £800,000 - £825,000

An exceptional opportunity to acquire a detached bungalow set on approximately 1.2 acres of land in a highly desirable rural location. This well-proportioned home offers three bedrooms, two reception rooms and three bathrooms providing flexible accommodation. A standout feature of the property is a superb workshop measuring approximately 39ft x 22ft. Nestled beside a bridleway, the property enjoys direct access to scenic trails making it a haven for walkers, equestrians and nature lovers.

- Entrance hallway with cloak cupboard
- Spacious sitting room with inset wood burner, built in storage cupboard with display shelving over, dual aspect with patio door to garden
- Separate dining room with inset wood burner and patio door to garden
- Inner hallway with tiled flooring, built in cupboard and airing cupboard and stable door to outside
- Large kitchen/breakfast room with range of base and eye level units with pan drawers, complementary worktops and space for appliances, freestanding electric AGA, space for table and chairs with built in seating area and storage, dual aspect with door to garden
- Three double bedrooms
- Main bedroom from the hallway with built in wardrobes, French doors to garden and modern en suite shower room
- Further two bedrooms from the inner hallway: bedroom two with walk in wardrobe and en suite bathroom
- Family shower room with walk in shower, wash hand basin & WC
- Double glazing and air source heat pump heating system
- Scope to extend into roof subject to necessary planning consent
- Outside: approached via a long private driveway (owned by the neighbouring property, Weavers Thatch, with a grant right of access in place). Upon crossing the cattle grid, you'll find a portion of land to the immediate right belonging to Woodhuish, which includes a separate gated entrance providing access to the woodland area. The driveway continues to the main gates which leads to the front of the property with ample parking. There is then a large workshop, a timber garden studio and large timber shed. The gardens then have a formal lawn and patio area with an abundance of flower and shrub borders Woodhuish enjoys a discreet and peaceful setting on the edge of the heath.

WHAT THREE WORDS: [elbowing.slugs.locate](#)

COUNCIL TAX BAND: E EPC RATING: D

AGENTS NOTES: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavours have been made to ensure that the information in our sales particulars are as accurate as possible, this information has been provided for us by the seller and is not guaranteed. Any intending buyer should not rely on the information we have supplied and should satisfy themselves by inspection, searches, enquiries and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the leased term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors.

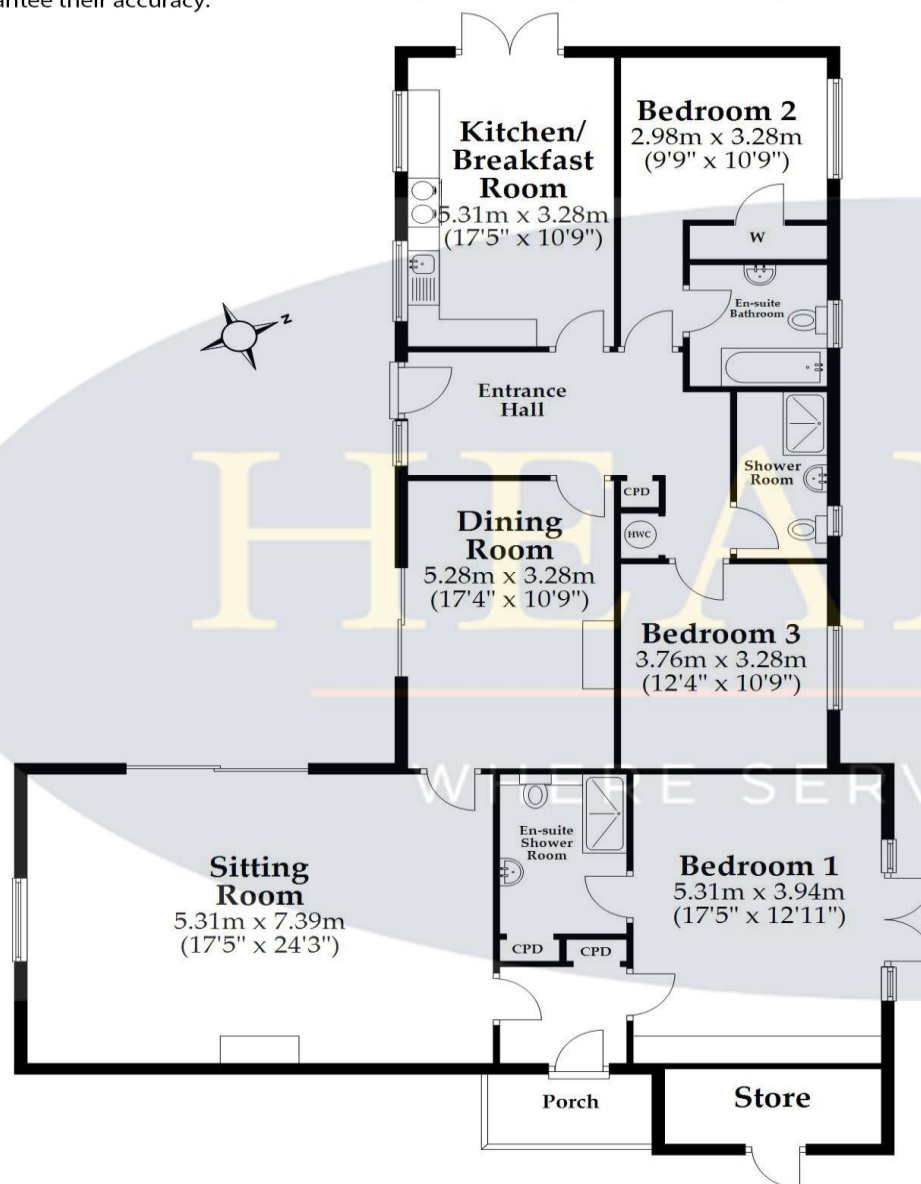




Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

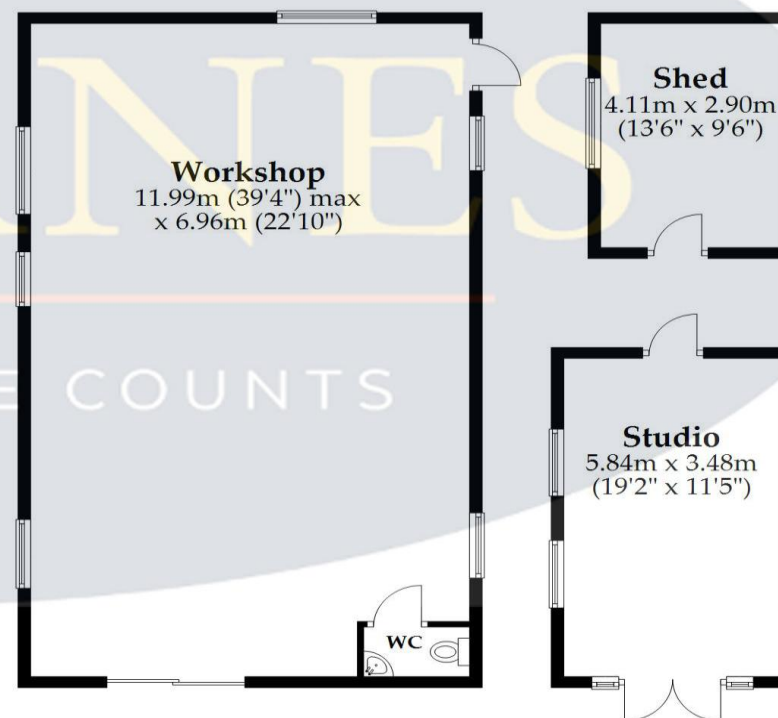
Ground Floor

Approx. 164.5 sq. metres (1771.1 sq. feet)



Outbuildings

Approx. 115.7 sq. metres (1244.9 sq. feet)



Total area: approx. 280.2 sq. metres (3016.1 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



LJT SURVEYING





Walks from the property onto Natoinal Trust Land



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