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Colehill  
Dorset, BH21 2HA



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## FREEHOLD PRICE GUIDE: £725,000

This deceptively spacious detached family home offers four bedrooms and three bathrooms and features a stunning kitchen/lifestyle room, separate utility room and an adjoining one bedroom annexe perfect for guests or extended family, situated on a generous size plot with ample off road parking, garage with a stylish modern design throughout. The property is currently running as an established Bed & Breakfast providing ideal home income.

- Open storm porch leading to entrance hallway with modern cloakroom
- Spacious sitting room enjoying a dual aspect with double doors to kitchen/lifestyle room
- Stunning kitchen/lifestyle room with range of base and eye level units and pan drawers, quartz worktops, inset induction hob with pop up extractor, slide and hide oven with matching multi oven grill and microwave with plate warmer below, integrated dishwasher and waste disposal, hot and cold filter water tap, space for American style fridge freezer, central island with further storage, cupboards and breakfast bar, space for table and chairs and sofas
- Separate utility room with worktop and space for washing machine and tumble dryer
- Ground floor bedroom four with 'jack and jill' door into cloakroom
- First floor landing with ample eaves storage
- Three double bedrooms all with modern en suite shower rooms and built in wardrobes/dressing tables
- Bedroom three has 'jack and jill' door so that the shower room can be accessed via the hallway
- Adjoining ground floor ANNEXE comprising sitting room with conservatory to garden, kitchen, modern shower room and bedroom
- Double glazing and gas heating
- Outside: The front garden is laid to shingle giving off road parking for a number of cars leading to garage/workshop with electric roller door. The rear garden has a large decking veranda ideal for al fresco dining. The garden is then laid to lawn with established tree, flower and shrub borders. There is also a garden shed and summerhouse and to one side a patio area and to the other a vegetable garden

This sought after area of Colehill offers excellent schooling and local shops, parish church, library and hairdresser. The thriving town of Wimborne is approximately four miles away offering more extensive shopping and leisure facilities as well as numerous restaurants and public houses.

COUNCIL TAX BAND: TBC EPC RATING: C

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.

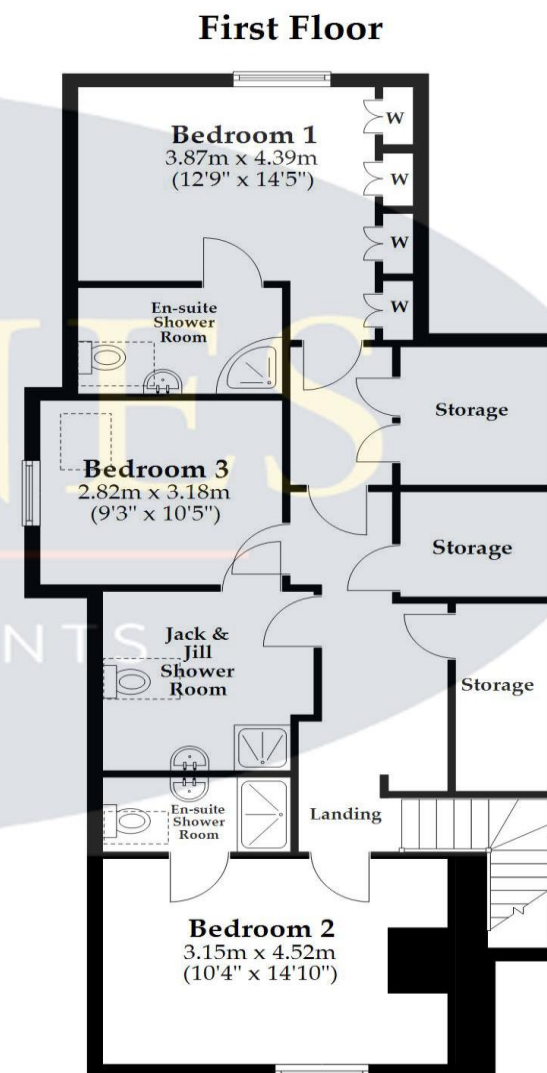
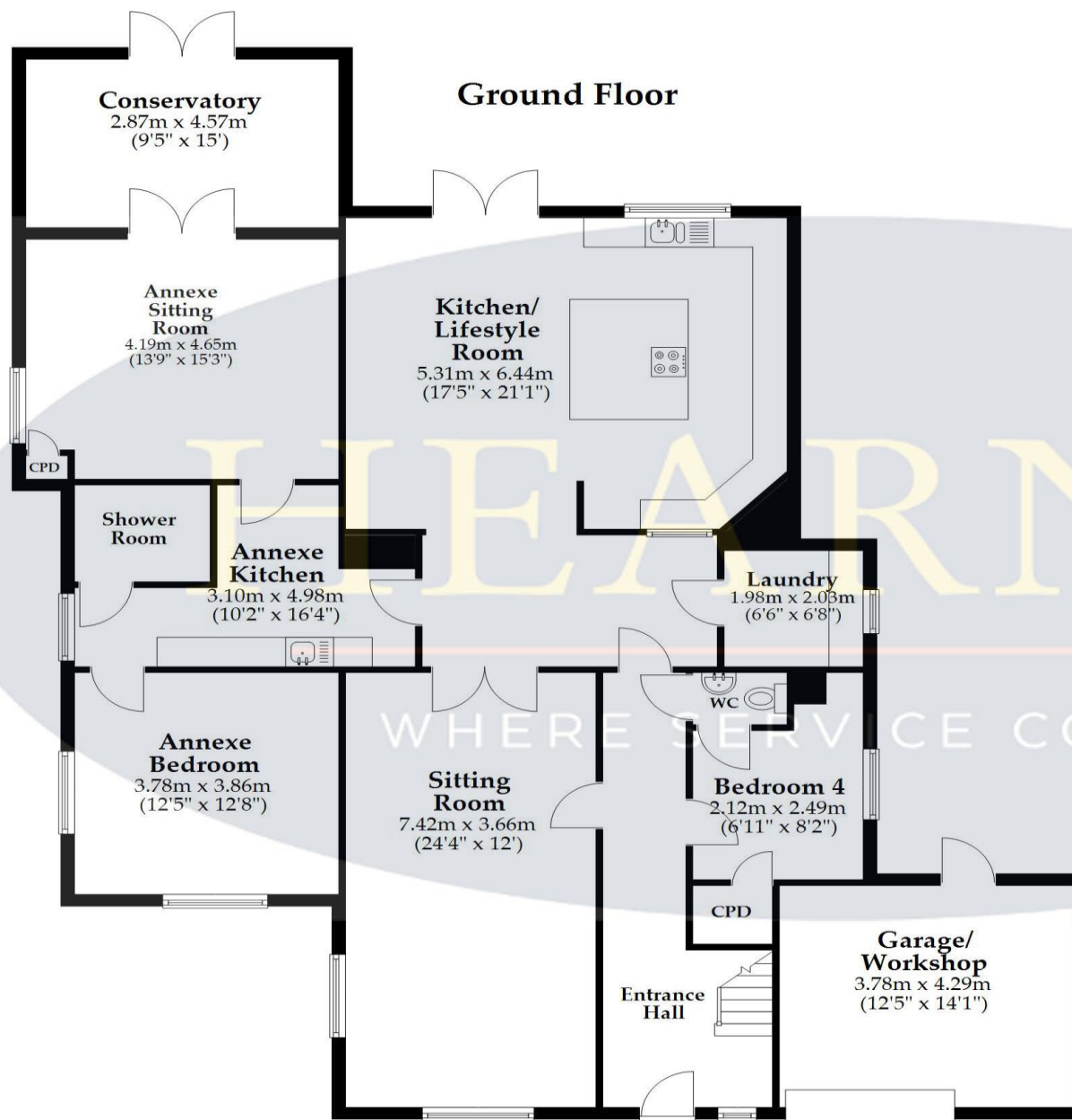








Note: Measurements were not taken  
by LJT Surveying and we cannot  
guarantee their accuracy.



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









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