

OLD QOINS COTTAGE, NR POOLE, DORSET

Characterful and Unique Grade II Listed Thatched Cottage set within extensive grounds with spectacular views over Lytchett Bay, a rare semi-rural small holding, with various outbuildings holding development potential STPP. About 4.4 acres

SITUATION

Upton 0.5 miles, Poole 4 miles, Bournemouth 10 miles, Dorchester 20 miles, Salisbury 32 miles, Southampton 37.5 miles.

International Airport: Bournemouth 12 miles, Southampton 38 miles, Bristol 65 miles, Heathrow 96 miles.

Mainline trains: Poole to London Waterloo 2hr 9m.
Bournemouth to London Waterloo 1hr 50m.

Old Quoins Cottage is situated on a quite country lane in a stunning rural spot with views over Lytchett Bay and a short drive or walk into Upton which provide a good level of amenities. The property is well located for Poole, and easily accessible to Bournemouth and Dorchester. Quick access on the A31 which then leads into the M27 and M3.

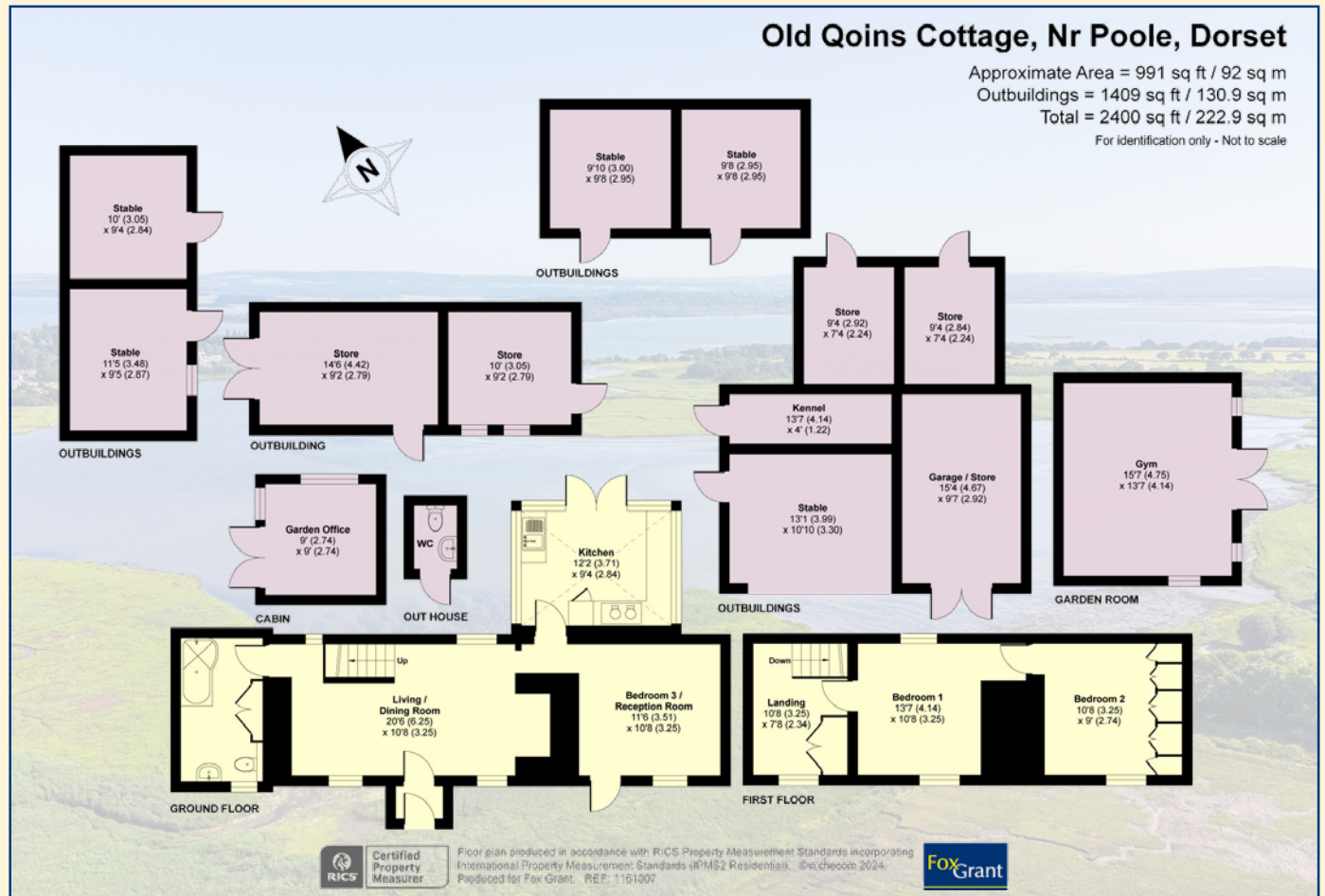
Education There is an excellent array of both state and private schools in the area. Upton Junior School and Upton Infant School are both less than a mile away. Yarrells Preparatory School is 1 mile away. Canford School in Wimborne provides day and full boarding options. Bryanston School and Milton Abbey School are within 12 miles of the property. For more information please visit www.isc.co.uk/schools/ or Dorset Council/ schools and learning.

Local, Sporting & Recreational The town of Upton hosts an array of amenities including two large supermarkets, dentist, recreational ground, fitness centre, dining facilities, and industrial estate. Upton has a brilliant array of open spaces to enjoy including Upton Heath SSSI, Upton Wood, Upton Country Park, Dog walking fields and Lytchett Bay straight from the door, which is also part of Poole Harbour SSSI. Further more extensive amenities can be found in Poole and Bournemouth a short drive from the property. A good choice of golf courses in the local area a short distance away. Plenty of beaches and watersport facilities close by including Sandbanks.

OLD QUOINS COTTAGE

The property offers a blend of historic charm, modern amenities, and extensive outdoor space, making it suitable for those seeking a rural lifestyle with potential for further development.

The property possesses many original features including oak beams, and a multi fuel stove, adding an abundance of character and charm, all whilst offering modern living, which includes underfloor heating and an electric Aga. The ground floor comprises of porch, living/dining room, kitchen, double bedroom and family bathroom. The first floor hosts two further double bedrooms and a large landing which could be utilised as a study area.



- Porch
- Living/ Dining Room
- Kitchen
- Family Bathroom
- Reception room/ Bedroom
- Landing
- Two double bedrooms

LAND & OUTBUILDINGS

Set in about 4.4 acres, the grounds are a mix of lawn and paddocks including a lake, perfect for use as a small holding. Old Quins Cottage benefits from various outbuildings including stables, garage, greenhouse, garden sheds and two summer houses with electricity connected to both. Boosting potential for further development STPP.

- Outhouse
- Garden room
- Cabin
- Stables/ store
- Barn
- Lake
- Paddocks

Total about 4.4 acres

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Plans, Areas and Schedules These are based on the Ordnance Survey map and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Dorset Council

Council Tax Band E

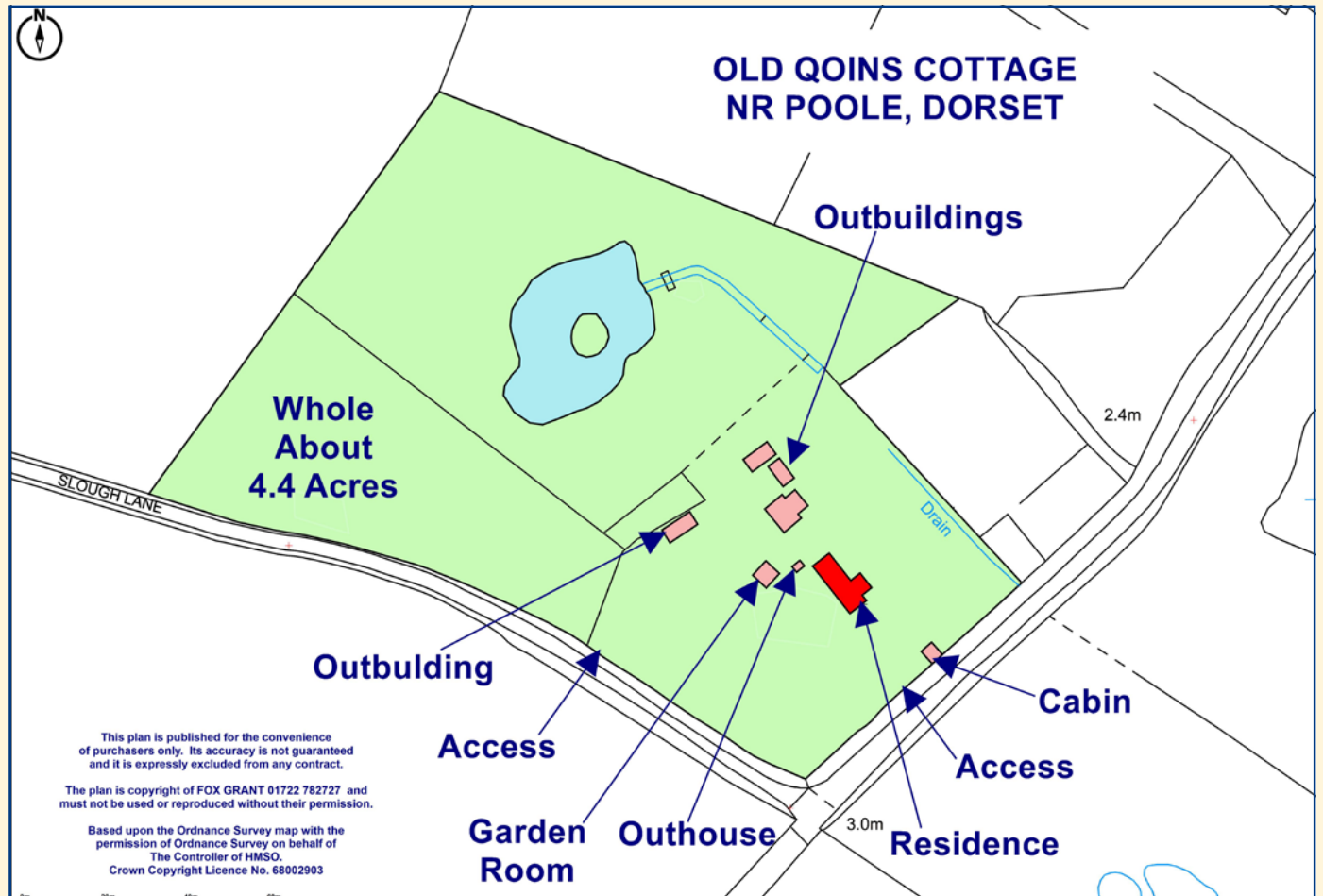
Energy Performance Certificate Band E

Services Mains Electricity (Octopus Energy) and Water (Wessex Water).

Private gas, Solid fuel central heating & Private drainage. Internet: Superfast available with Openreach. Mobile: Multiple providers available.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars prepared by Rose Grant & Caitlin Henderson July 2024.



VIEWINGS

All viewings strictly by appointment only through the agents. Please contact **Rose Grant** or **Charlotte Roberts-Barr** for further details rose@foxgrant.com



Rose Grant



Charlotte Roberts-Barr

Fox Grant

OLD QOINS COTTAGE BH16 5NB

DIRECTIONS

Postcode: **BH16 5NB**

From the A35/A350 roundabout take the A350 and continue for about 2.5 miles, following the signs to Poole for about 9 miles. Turn left onto Randalls Hill towards Lytchett Minster. At the end of the road turn left onto B3067, Once over the bridge take the first turning right onto Policemans Lane and follow for about half a mile before turning right onto Slough Lane and the property is the last house on the right before the road turns right.

What3Words: [saves.salsa.family](https://www.what3words.com/saves.salsa.family)

VEHICLE CATAMARAN FROM POOLE TO	
Guernsey	3 hours
Jersey	4½ hours
St Malo	7½ hours

VEHICLE FERRY FROM POOLE TO	
Cherbourg	4½ hours

COUNTRY
& VILLAGE

FARMS, LAND &
SMALLHOLDINGS

TRUSTPILOT
★★★★★

EQUESTRIAN
SPECIALISTS

TOURISM
& LEISURE