

Corfe Barn  
Corfe Lodge Road  
Broadstone BH18 9NQ

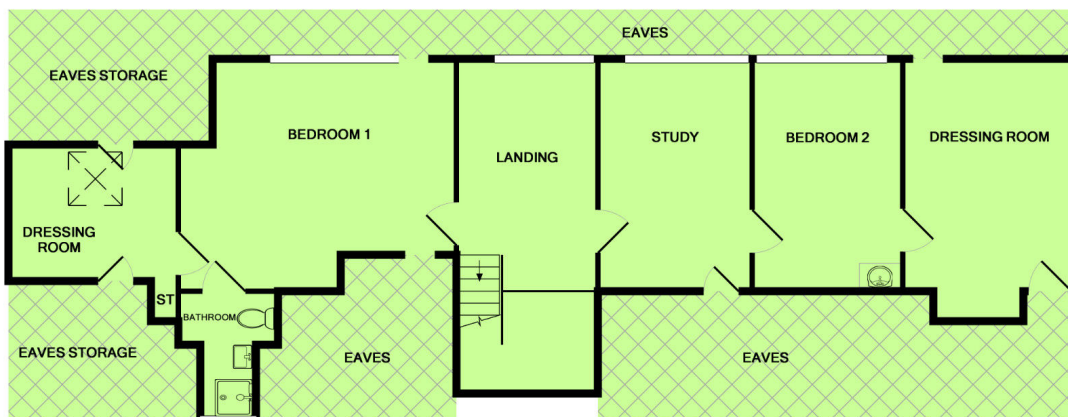
Price **£795,000** Freehold



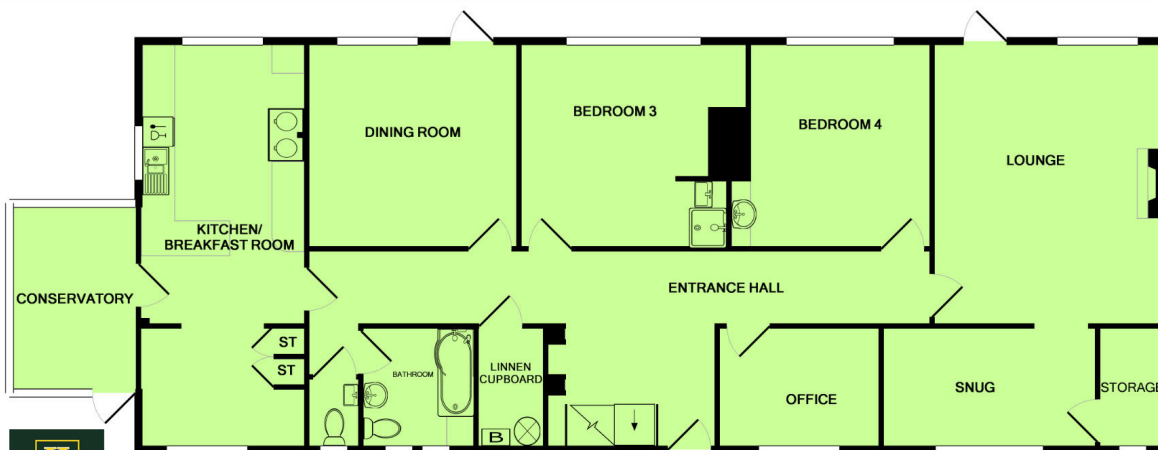
BELIEVED TO ORIGINALLY DATE BACK TO CIRCA 1729, THIS FIVE BEDROOM DETACHED CONVERTED BARN FEATURES SPACIOUS ACCOMMODATION, A LARGE GARDEN, AND IS SET IN A QUIET RESIDENTIAL LOCATION. THE PROPERTY IS NOW IN NEED OF SOME UPDATING.

TOTAL APPROX. FLOOR AREA 2606 SQ.FT. (242.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR  
 APPROX. FLOOR  
 AREA 948 SQ.FT.  
 (88.1 SQ.M.)



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 1658 SQ.FT.  
 (154.0 SQ.M.)



**\* ENTRANCE HALL**

**\* SITTING ROOM 17'4" x 14'4" (5.3m x 4.39m)**

**\* SNUG 13'2" x 7'7" (4.02m x 2.35m)**

**\* OFFICE 9'11" x 8' (2.78m x 2.44m)**

**\* WALK IN STORAGE ROOM 7'6" x 4'3" (2.32m x 1.31m)**

**\* BATHROOM WITH WC**

**\* DINING ROOM 12'11" x 12'8" (3.69m x 3.9m)**

**\* KITCHEN/BREAKFAST ROOM 25' x 10'5" (7.62m x 3.2m)**

**\* CONSERVATORY 11'5" x 8'3" (3.51m x 2.53m)**

**\* BEDROOM THREE 12'9" x 12'9" (3.93m x 3.93m)**

**\* EN SUITE SHOWER ROOM**

**\* BEDROOM FOUR 12'5" x 12'5" (3.81m x 3.81m)**

**\* FIRST FLOOR LANDING 14'1" x 8'8" (4.3m x 2.68m)**

**\* BEDROOM ONE 17'6" x 13'9" (5.36m x 4.24m)**

**\* EN SUITE SHOWER ROOM 8'9" x 6' (MAXIMUM) (2.71m x 1.83m)**

**\* LARGE WALK IN STORAGE ROOM 10'5" x 8'3" (3.2m x 2.53m)**

**\* STUDY 13'10" x 9'4" (3.99m x 2.87m)**

**\* BEDROOM TWO 13'11" x 9'2" (4m x 2.8m)**

**\* DRESSING ROOM 15'11" x 10'6" (4.6m x 3.23m)  
(AGENTS NOTE: THIS ROOM HAS A SLOPING CEILING)**

**\* ESTABLISHED REAR GARDEN**

**\* OFF ROAD PARKING FOR NUMEROUS VEHICLES**

**\* LARGE WORKSHOP**







**ABOUT THIS PROPERTY**

A timber front door leads to the entrance hall where all of the principal rooms are accessed. The sitting room has a dual aspect with glazed door to the rear garden. To the rear there is an opening to a snug or hobbies room with a further glazed door to a storage room. The office is to the front of the property with built in shelving. There are two bedrooms to the ground floor; one with en suite shower room, and a separate dining room which has access to the rear garden. The kitchen/breakfast room stretches from front to back with a range of wall mounted and base storage cupboards and drawers, roll top work surfaces, integrated dishwasher, space and plumbing for washing machine, feature Aga, one and a half bowl single drainer sink unit with mixer tap, part tiled walls, space for upright fridge/freezer. There is a glazed door to the triple aspect conservatory which in turn leads to the garden. Ground floor bathroom with obscured double glazed windows, p-shaped bath with mixer tap and shower attachment, further overhead shower with shower screen, built in cupboard, close coupled WC and wash hand basin with mixer tap and vanity unit. There is a separate WC with wash hand basin.

Stairs lead from the entrance hall to the first floor landing. The master bedroom benefits from an en suite shower room with wash hand basin and WC, walk in storage area and additional undereaves storage. A study is accessed from the landing and there are two further inter-connecting rooms (bedroom two and a dressing room) accessed from this room offering versatile accommodation.

A particular feature of this delightful property is the established rear garden incorporating part of the original wall. There is an array of shrub and herbaceous borders, ornamental pond, off road parking for numerous vehicles and a large workshop measuring nearly 60' in length, which has great potential to be converted into further accommodation (subject to the necessary planning permissions and building regulations approval).



**VIEW FROM FIRST FLOOR**



**DIRECTIONS:**

From The Broadway proceed to the Broadstone roundabout and take the second exit into Clarendon Road. Continue to the end of the road and turn right into Roman Road and then take the first turning left into Corfe Lodge Road.

**COUNCIL TAX:** Band G Dorset Council (East Dorset)

**ENERGY EFFICIENCY RATING:** Band F

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

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**REF: R1829**