

FARQUHARSON ARMS

PIMPERNE

BAYVIEW

Welcome Home



FRESH HOMES LOADS OF CHARACTER

We are a little bit in love with Pimperne. We've loved reinventing existing buildings there and adding a small number of new ones to provide characterful family homes in this thriving community. We redeveloped the old Pimperne Primary school a few years ago and now here is The Farquharson Arms – a pub which had been empty for two years. As soon as Hall & Woodhouse brewery approached us, we knew this would be a great place to create a boutique development of characterful family houses. These 3 and 4 bedroom properties blend right in, have bags of character yet feel fresh and modern. Seems an unlikely combo... but we think we've pulled it off!



WELCOME HOME

General

- Acoustic glazed white UPVC Windows
- Sky lights to kitchen diner family room
- Acoustic Glazed French doors on to paved patio
- Plot 1 & 4 underfloor heating to Ground Floor, radiators first floor
- Radiators to Plots 2 & 3
- Air source heat pump to new build Plots 1 & 4
- Combi gas boiler to Plots 2 & 3
- Allocated parking to each plot
- New Build Plot 1 & 4 – Electric Vehicle charger installed
- Hard flooring to kitchen/diner and hallway
- Quality carpets to lounge, bedrooms and stairs
- Landscaped gardens

Connectivity & Electrical

- BT cabling hardwired internet to all rooms ready for you to choose your supplier
- LED low energy lighting throughout.
- TV points to all major rooms
- External lighting to front and back of each house

Kitchen

- Fully fitted kitchen with quartz worktops
- Integrated appliances
- Induction hob
- Single oven
- Oak laminate flooring to hall and kitchen/ family room

Building Warranty

- 10 year, insurance-backed building warranty provided by Q Assure Build Limited

A SMALL VILLAGE ANYTHING BUT SLEEPY

Pimperne is in North Dorset right in the heart of Cranborne Chase, a 300 square mile Area of Outstanding Natural Beauty. Peace and quiet and any number of gorgeous walks are on your doorstep but so is a village community full of life and fun.

The Village Hall is a great local hub hosting quiz nights, coffee mornings, badminton, photography, art classes, craft fairs, cream teas and even a Disco for anyone who fancies a boogie! Wander up to The Anvil Inn for dinner or a pint or take a 15 minute stroll to grab the toasties at Lo's Coffee Shop, which we understand are a must try. Chettle Stores, for fresh local organic fruit and veg is minutes away and Tesco is only just up the road.

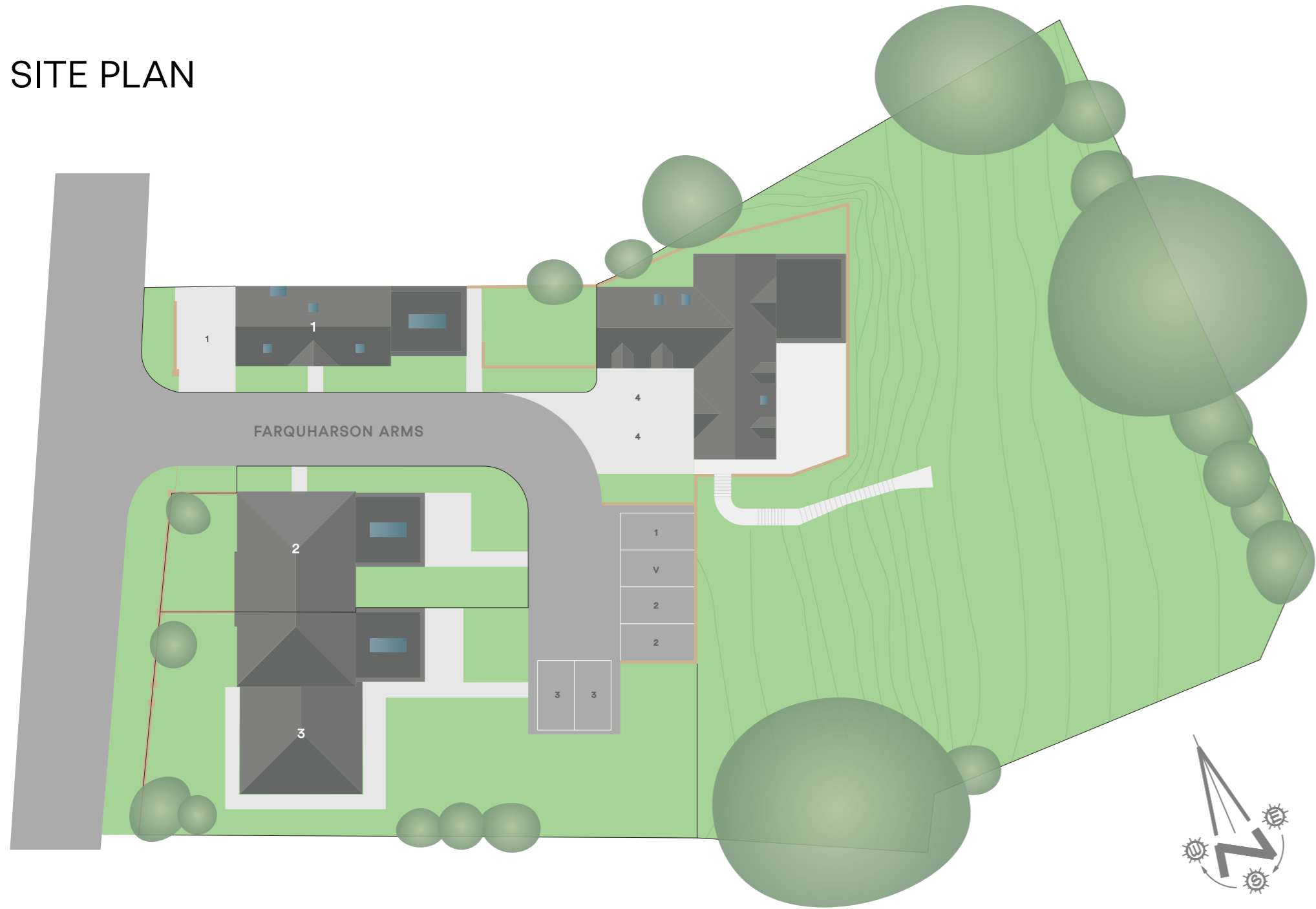


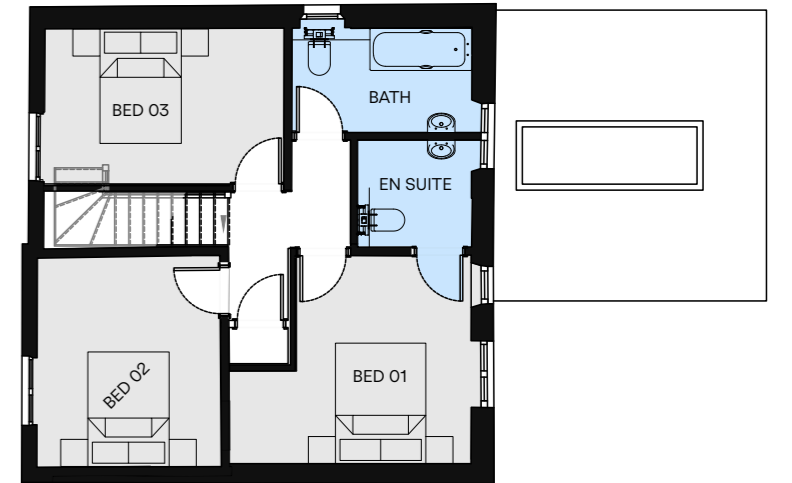
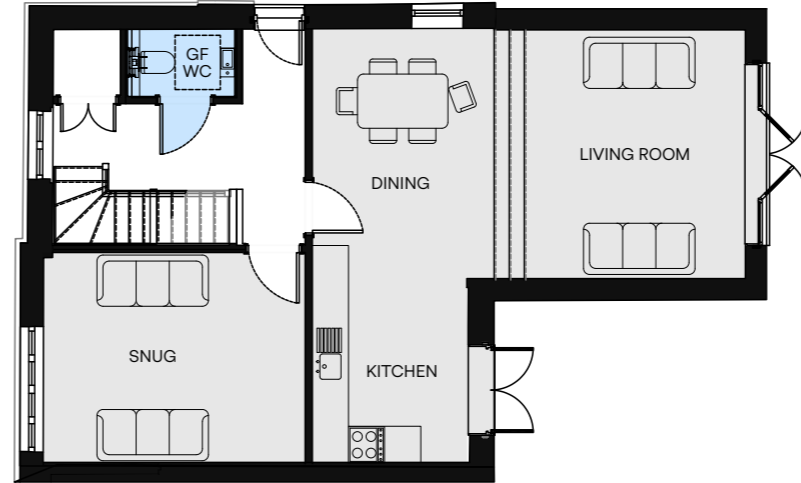
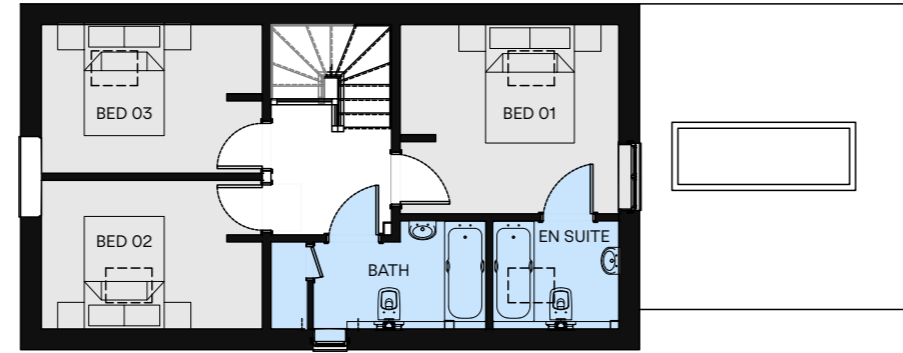
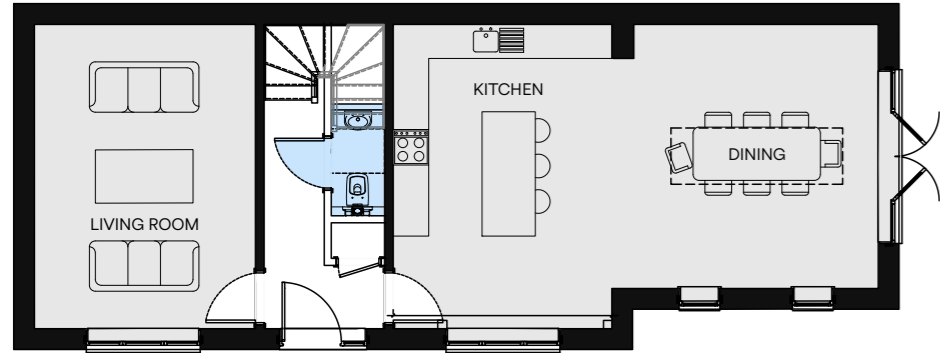
Photo credits: Michael Day, Marilyn Peddle, Chris Parker, anvilpimperne.co.uk, blandfordinfocentre.uk, westcountryvoices.co.uk

Local schools cater for all ages. Small legs can walk to the nursery school from the Farquarson Arms; the new, larger, Pimperne Primary School is rated Good by Ofsted, and there is a senior school in Blandford, a 20 minute bus ride away.

Every September, music lovers have the famous End of the Road Festival at Larmer Tree, just 8 miles away, and the rest of the year, you can enjoy their enchanting, Victorian gardens. And golfers don't have to travel far to find their passion either. Ashley Wood and one of the best courses in the country, Remedy Oak are both less than a quarter of an hour's drive. The historic market town of Wimborne is 11 miles away and you can get to The New Forest, Bournemouth and Poole, (loads of shops and top-notch restaurants) and the best blue flag beaches in the country, in well under an hour.

SITE PLAN





FLOOR PLAN
PLOT 1

Ground Floor

Kitchen & Dining
8.19m X 5.14m

Living Room
3.73m X 5.14m

WC
0.90m X 1.79m

First Floor

Master Bedroom
3.69m X 3.20m

Third Bedroom
3.76m X 2.51m

En Suite Bathroom
2.13m X 1.83m

Bathroom
2.91m X 1.47m

Second Bedroom
3.73m X 2.52m

FLOOR PLAN
PLOT 2

Ground Floor

Kitchen & Dining Area
7.20m X 2.61m

Living Room
4.13m X 4.56m

Snug
3.49m X 4.35m

WC
1.12m X 1.71m

First Floor

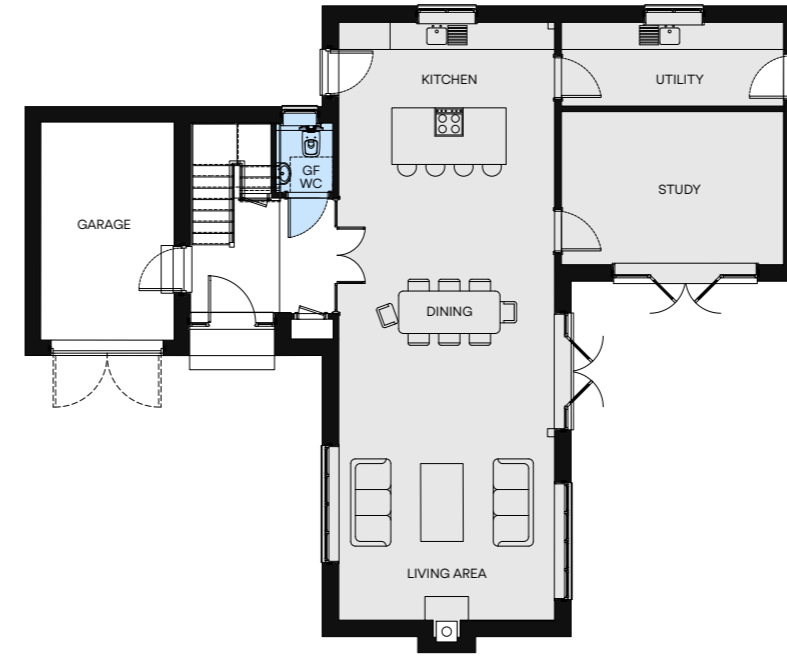
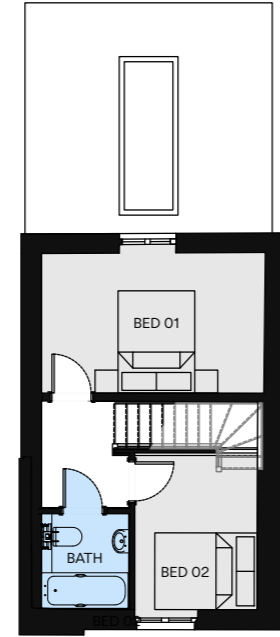
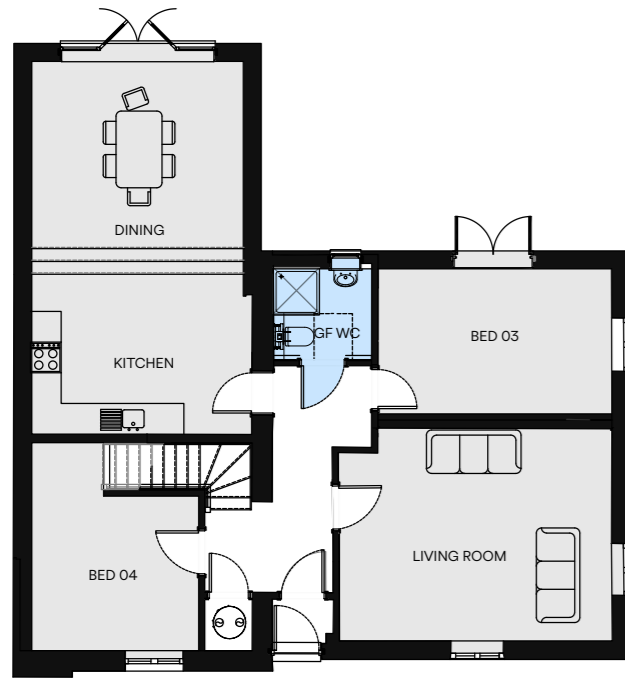
Master Bedroom
3.45m X 2.90m

Third Bedroom
2.58m X 3.97m

En Suite Bathroom
1.77m X 1.90m

Bathroom
1.75m X 2.99m

Second Bedroom
3.48m X 3.07m



FLOOR PLAN
PLOT 3

Ground Floor

- | | |
|------------------------------|---------------------------------|
| Kitchen
4.31m X 2.90m | Third Bedroom
4.57m X 2.84m |
| Dining Room
4.14m X 4.39m | Fourth Bedroom
3.27m X 4.09m |
| Living Room
5.35m X 3.68m | WC
1.91m X 1.78m |

First Floor

- | |
|---------------------------------|
| Master Bedroom
4.38m X 2.75m |
| Second Bedroom
2.39m X 3.02m |
| Bathroom
1.92m X 1.87m |

FLOOR PLAN
PLOT 4

Ground Floor

- | |
|---|
| Kitchen, Dining & Living Area
4.58m X 12.90m |
| Utility
4.71m X 1.78m |
| Study
4.74m X 3.25m |
| WC
1.20m X 1.47m |

First Floor

- | | |
|------------------------------------|---------------------------------|
| Master Bedroom
3.84m X 4.31m | Fourth Bedroom
2.58m X 3.08m |
| Second Bedroom
4.58m X 4.50m | Bathroom
1.70m X 2.42m |
| En Suite Bathroom
2.57m X 1.00m | Terrace
4.56m X 5.24m |
| Third Bedroom
3.06m X 4.58m | |



WE HAVE A SIMPLE MISSION

TO BUILD HOMES WITH CHARACTER THAT WE WOULD WANT TO LIVE IN OURSELVES

BAYVIEW

Moving is a moment where you embrace your hopes and dreams for a new phase. We believe that people and their dreams matter. For us, what we do is always personal.

We build homes that we would like to live in ourselves... that we would sell to our friends and family. Funnily enough, we often do! We design thoughtfully, focusing on character and quality in the fundamentals and in the details.

When it comes to service, our ethos is the same - you'll always have one of us to talk to from your first view until you are settled in. It's that personal accountability that creates the trust in us. We have built our reputation as carefully as our properties, one brick at a time over three decades.

And, because we are local, you'll probably run into any one of us around town. See you in the pub, my friends!



Your Local Area

To the West & North:

- Stourpaine 4 miles
- Shaftesbury 11 miles
- Dorchester 19 miles

To the East & South:

- Blandford 2 miles
- Wimborne 10 miles
- Ringwood 18 miles

FARQUHARSON ARMS

PIMPERNE

BAYVIEW

Welcome Home

01202 752222

Bayview Developments, The Annexe, Canford Cliff House,
2 Meriden Close, Poole, Dorset, BH13 7JT

bayviewdevelopments.com



01258 452670

Symonds & Sampson LLP, 7 Market Place,
Blandford Forum, Dorset, DT11 7AH

blandford@symondsandsampson.co.uk