



Symonds  
& Sampson  
01202 843190  
FOR SALE

## 56, Dorchester Road, Lytchett Minster, Poole,

A superb opportunity to create a stunning family home in a highly sought after and convenient village location. With a wrap around garden, off road parking and exciting possibilities to re-model and extend (stpp).

Guide Price  
**£500,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858

**56, Dorchester Road,  
Lytchett Minster, Poole,  
BH16 6JE**

- An attractive three bedroom, three reception room detached home
- Currently a commercial property going through a change of use to residential
- Wrap around gardens, with a good sized rear garden
  - A driveway and off road parking
- In need of re-modelling and refurbishing throughout
- Offered with no forward chain and vacant possession
- A stunning opportunity to create a lovely family home
- Set in a well renowned and highly sought after village location

Viewing strictly by appointment  
Symonds & Sampson  
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An attractive period property which has an abundance of potential, excellent room to extend and re-model whilst being situated in a highly sought after and popular village location.

The property itself was a former post office and accountancy practice and therefore is listed as commercial, however the owner is currently going through the process of applying for a change of use. We believe this process has a good chance of success as the originality of the property was a home.

The lovely period house will have wrap around gardens, with off road parking as well as a driveway being accessed from the rear.

This exciting opportunity is offered with no forward chain and vacant possession therefore occupation could be swift.

Inside the home has plentiful character and charm coupled with original windows (and some secondary double glazing) as well as fireplaces and unrivalled opportunities to

re-model.

The area of Lytchett Mister is highly popular with a well renowned school, two pubs and easy access to Lytchett Matravers which has a good amount of convenience stores, a post office, the healthcare centre a large playing green and park as well as other useful amenities.

#### Internally

This home has excellent opportunities to re-model due to its size and current room numbers. A storm porch leads to the entrance hall, a staircase rises to the first-floor landing but continuing on the ground floor there is a sitting room, third reception or breakfast room. Off the kitchen is a utility room. There is also a separate dinging room.

The attractive split level first floor offers a W/C which also currently houses the boiler but could become the family bath/shower room, a large landing, three double bedrooms with open fireplaces. The property could be extended or remodelled to have four bedrooms as well as an en-suite.

#### Externally

This home will benefit from having a long driveway, off road parking as well as wrap around gardens. The front garden has small steps leading to the pavement. The garden to the right gives access to the main front porch and entrance, to the left will be parking and a garden area, whilst the rear will offer a good amount of space with a large lawn area.

#### Services and agents notes

Currently Gas to the building serving the boiler and hot water

Electric heating

Mains drainage

Broadband and mobile telephone available

(Currently listed as a commercial premises with a change of use having been applied for)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			75
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

# Dorchester Road, Lytchett Minster, Poole

Approximate Area = 1517 sq ft / 140.9 sq m

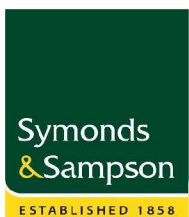
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1132102



WIM/IJNW/MAY24



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