



Trefellen Lodge, Whitemoor, Holt, Wimborne.

A delightful, semi-rural home with excellent equestrian facilities nestles in a stunning village location with a glorious rural outlook. Two bedrooms, three reception rooms, 3.68 acres and four timber stables with tack room and a detached double garage.

Guide Price

£750,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

Trefellen Lodge, Whitemoor Holt Wimborne BH21 7DA

- Two bedrooms, three reception rooms, a large boot/utility room
- Nestled in 3.68 acres with four timber stables and a tack room
- A detached double garage and further store/workshop
- A stunning semi-rural outlook with a beautiful formal garden
 - Set in a sought after and highly desirable village location
- Boasting a large driveway and parking for several cars as well as room for horse box or trailer
 - Gardens with an array of colour and wildlife
 - Must be seen to be appreciated

Viewing strictly by appointment
Symonds & Sampson
01202 843190





A delightful semi detached home with excellent equestrian facilities situated in a sought after a highly desirable village location.

The property is nestled in a semi-rural location with a stunning countryside outlook. On site there is a large formal garden which is well stocked with an array of trees, shrubs and flowers which invites an abundance of wildlife. The formal gardens are separate from the equine facilities and enjoy peace and seclusion with an ornate pond as well as being surrounded by mature trees which provide wonderful privacy.

The home also boasts a detached double garage coupled with a further workshop/storeroom.

The home has two double bedrooms, three reception rooms which includes a conservatory which overlooks the gardens, a large boot/utility room as well as well fenced paddocks of approximately 3.3 acres, four timber stables and facilities such as a tack room.

The location is stunning and is only a short drive from

Wimborne. The home has lovely features such as exposed brickwork, a log burner to the sitting room as well as double glazing. The semi-rural location enjoys peace, quiet and tranquillity with excellent privacy and seclusion with a wonderful treelined backdrop across open countryside.

Internally

The property is accessed via the boot room/utility room which in turn leads to the main reception areas. This is a lovely "L-Shaped" room with a clear divide for entertaining, eating and relaxing. From here a well equipped and modern kitchen overlooks the front of the property and has a light and airy feel with a range of eye and base units and fitted appliances.

From the reception room there is a good sized conservatory, again overlooking the formal gardens coupled with a separate W/C.

Stairs rise to the first floor landing which houses two double bedrooms and a bath/shower room.

Externally

The land is split into well managed grazing paddocks with

access to mains water. A large field shelter is sited in the northeastern corner of the property providing shelter during the summer and winter months. Mains electric and water service the stable block, which consists of 4 stables and a feed/tack room. With ample of parking in the yard the equestrian pursuits are able to remain separate to the residential dwelling. An abundant network of footpaths and bridleways providing for plenty of walking, hacking and cycling opportunities across Holt Heath and the surrounding area.

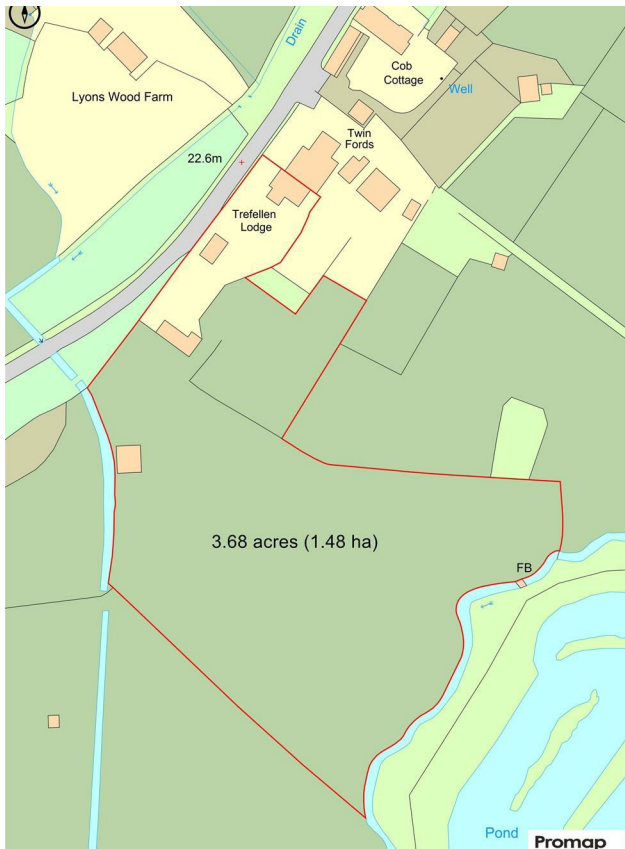
Services and agents notes

Council Tax Band - E

EPC Rating - D

Private Drainage - Oil heating

Standard and superfast broadband available according to Ofcom - Limited mobile coverage according to Ofcom



Trefellen Lodge, Whitmoor, Holt, Wimborne

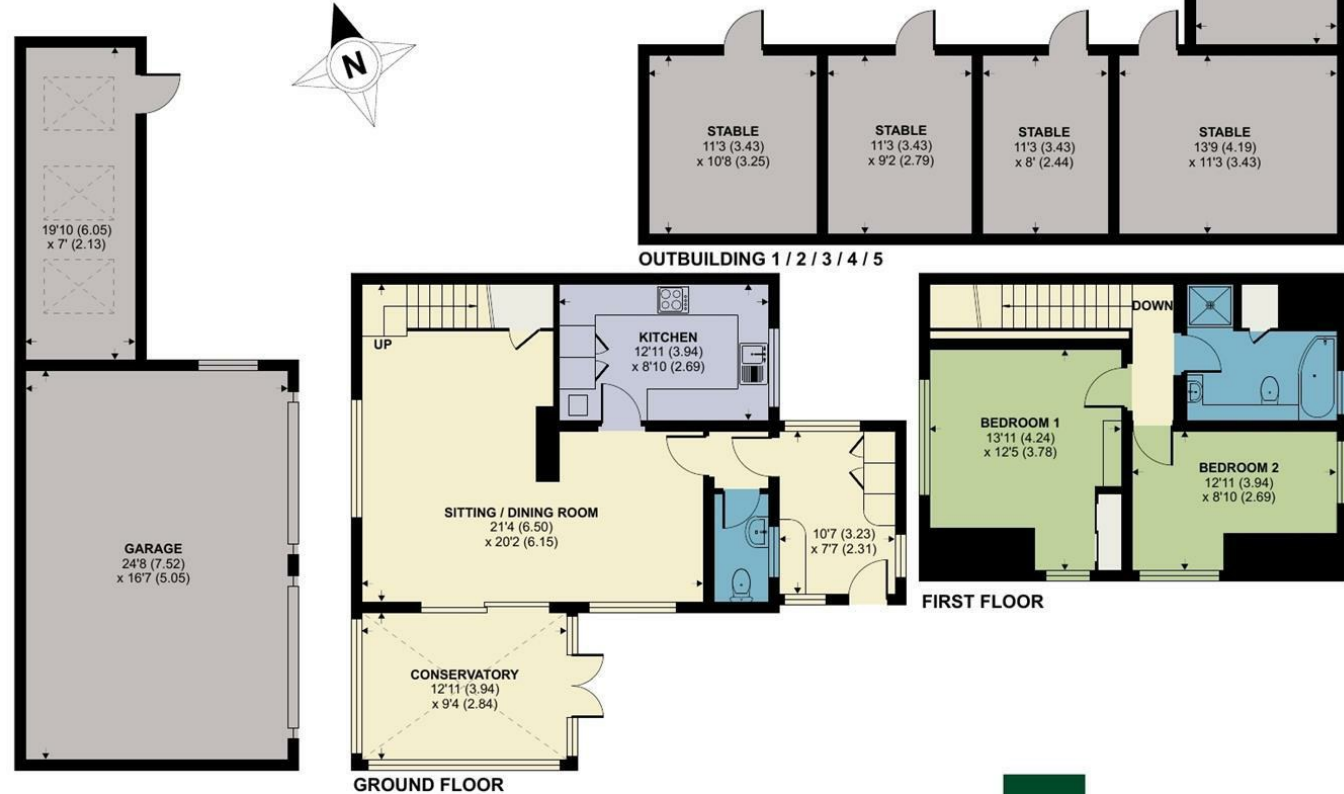
Approximate Area = 1203 sq ft / 111.7 sq m

Garage = 411 sq ft / 38.1 sq m

Outbuildings = 708 sq ft / 65.7 sq m

Total = 2322 sq ft / 215.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Symonds & Sampson. REF: 1124736



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