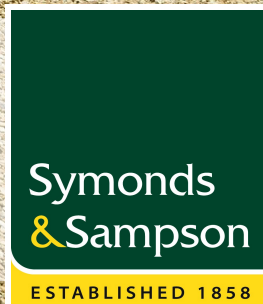




## The Old Barns, Hillbury Road, Alderholt, Fordingbridge

An unusual detached period home which benefits from two or three bedrooms, a large attached studio, a detached Airbnb or annex. Externally the property further benefits from parking, planning permission coupled with 1.05 acres.

Guide Price  
**£650,000**  
Freehold



## The Old Barns, Hillbury Road Alderholt, Fordingbridge SP6 3DD

- A beautiful detached period home with mixed use
- A large studio/office with B1 commercial status
  - A further detached Airbnb or annex
- 1.05 acres of land with paddocks, outbuildings and a field shelter
- Ample off road parking and lovely formal gardens
- Planning consent for an oak framed double garage and accommodation above
  - Stunning far reaching countryside views
  - Equine facilities/smallholding

Viewing strictly by appointment  
Symonds & Sampson  
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You enter the home via a solid oak door leading into the Kitchen/Dining room. A fabulous light filled space with a beamed vaulted ceiling with part exposed aged brickwork and limestone flag floor. Dual aspect windows. Stable door provides direct access to an enclosed south facing courtyard area. The kitchen was installed in 2023 by Wren and is beautifully appointed with a breakfast bar, and a large centre island.

From here leads to the sitting room with flagstone flooring, a fitted wood burning stove and views across neighbouring farmland. A staircase with a solid oak balustrade rises to the first floor master bedroom with en-suite facilities. A further oak door leads to another double bedroom with its own wet room. There is a separate family bathroom as well as a rear utility/boot room.

The home is approached via a shingled driveway behind high level security/private gates. There is a large sandstone patio, giving superior views. Behind the property is a beautifully appointed cottage garden ideally used as a herb garden. There is a five person fully installed hot tub. The main garden is to the north side of the property.

There are two adjoining enclosed paddocks, there is a field shelter, timber garden shed and greenhouse, as well as



various fruit trees, a further field gate then leads into the farthest paddock. Currently used as a small holding for approximately 40 poultry in two separate enclosures, the main area is used for sheep grazing and there is a far enclosed area currently used as a pig pen.

#### Summary

A delightful period barn conversion offering mixed residential/business use (Class B1 - offices/research and development/light industry), as well as a separate detached holiday lodge (converted from a former outbuilding - part retrospective planning was granted March 2018 (3/17/3493/FUL), all set in grounds of approximately 1.05 acres, that includes two adjoining paddocks. The barn offers extremely characterful and tastefully decorated accommodation arranged over two floors with beautiful views over neighbouring farmland.

#### Attached office/studio

A fabulous open plan space. Vaulted beamed ceiling. Wall to wall Easterly aspect, picture windows with an end opening casement door with far reaching view across neighbouring farmland. Three wall mounted uplighters. Wooden oak flooring.

#### The Lodge

An impressive brick built larch clad detached 'barn style building' with double glazed windows and limestone tiled flooring throughout. A front entrance door approached from the parking area leads into the kitchenette/Living Room

The living room is a beautifully bright room with vaulted ceilings. The kitchen area is modern and has a good degree of space and seamlessly blends modern and old features. In the living room there is a corner wood burning stove, space for soft furnishings and a door provides access to an enclosed loose gravelled patio. Note: A recessed void above the bedroom/en-suite, but accessible from the living room houses an on demand electric domestic hot water boiler.

#### Services

The Barn benefits from a feed in tariff, provided by 16 photo voltaic panels sited on the South side of the property. The Barn is centrally heated via an air source heat pump. Private drainage, is served by a treatment plant sited in a box edged border, below ground, to the left of the entrance gates from the road. There is also a fitted Rolec car charging point.

# Hillbury Road, Alderholt, Fordingbridge

Approximate Area = 1413 sq ft / 131.2 sq m

Annexe = 440 sq ft / 40.8 sq m

Outbuilding = 444 sq ft / 41.2 sq m

Total = 2297 sq ft / 213.2 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 74                      |           |
| (55-68)                                     | D |                         |           |
| (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). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1106448



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