



Symonds  
& Sampson

# Heathercroft

Barrack Road, West Parley, Ferndown, Dorset.

# Heathercroft

Barrack Road  
West Parley  
Ferndown  
BH22 8UB



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- A stunning home with additional and unrivalled accommodation
- Two annexes, three stables, an outside 'bar', large workshops
- Immaculate and impeccable wrap around gardens and grounds extending to 1.23 acres
  - A large yard offering parking for 20+ vehicles
- Annex one has four bedrooms, annex two has one bedroom
- Three to four bedrooms, five reception rooms
  - Offered with no forward chain if required

Guide Price £950,000

Freehold

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## THE PROPERTY

A stunning and versatile architect designed home with a wealth of outstanding features which include several outbuildings, two annexes, stables, storage, workshops and a bar.

This wonderful home has the most beautiful wrap around gardens which have been stocked with a wide range of plants, trees and shrubs to include fruit trees and unrivalled vegetable areas.

Internally the main home is presented in lovely decorative order and the gardens have been extremely well cared for. If you are green fingered,, have a growing family or require a multi-generational home look no further as this offers all you could ask for.

This glorious home could be used as a wonderful multi-generational home with two annexes, one being four bedrooms, both having their own gardens and access to private parking.

## SITUATION

West Parley offers a large area of heathland adjacent to the property for horse riding, walks and twitching. Within this area are supermarkets, garden centres and convenience stores including a vets, hairdressers and local shops.

Ferndown has an excellent range of amenities including a championship golf course, well know coffee shops, eateries, supermarkets , shopping facilities and a pedestrianised centre. Close by is a community centre and sports centre with a skate park and play park for younger children.

The road links from this location are second to none and the property is extremely central and close to towns such as Bournemouth, Westbourne, Christchurch and Dorchester, where as the stunning coastline and Jurassic Coast is only a short drive away.

Bournemouth International Airport is about two miles away and gives a host of new and existing destinations. Local roads lead to more major Towns and Cities such as Southampton, Basingstoke and London.



## ACCOMMODATION

The main house has three to four bedrooms, the principal room is a suite with dressing facilities and an en-suite shower room. The remaining bedrooms share the family bathroom. On the first floor there are numerous eves storage areas.

On the ground floor there are five reception rooms including a sitting room, a snug with a lovely wood burning fire, conservatory, dining room and an office/bedroom four. A large kitchen family room incorporates a dining/breakfast area, a separate utility room as well as a ground floor W/C and a further walk in larder, with an undercover storm porch ideal for wet weather days, dogs or kicking of garden and gardening boots.

Externally, this property has two annexes, three stables with rubber matted floors two tack rooms, a large garage workshop a further workshop/storage area and a long large timber store or workshop. A great addition is the 'village pub' - which the current owners have crafted from one of the larger former stables. This 'pub' has a bar, as well as a seating area and room for darts.

Annex 1, has four bedrooms, with three being comfortable doubles, A large sitting room, two bath/shower rooms and a separate and modern kitchen, dining room and W/C.

Annex 2 , has one double en-suite bedroom, a sitting room

and a separate kitchen. Both have private outdoor space by way of patio areas with well stocked flower and hedge borders.

Both annexes are used as ancillary buildings to the main home and do not have planning permission to be used as holiday lets, holiday homes or for assured shorthold tenancies. The reason for this is the proximity to the Sssl heathland which is within 400mtrs.

## OUTSIDE

The garden is wrap around and includes an array of colour year round, however bursts with life in the spring/summer months.

To the front is the largest formal lawn area, ideal for entreating with ample room for children to enjoy, this area is well stocked with an array of shrubs and trees to the border and gives wonderful privacy and seclusion. The entire front is extremely well bound by a beautiful and ornate brick wall.

To one side is a large vegetable garden, with a wealth of raised vegetable beds, all of which are well stocked and have produced wonderfully in the current owners time, a small orchard with numerous fruit trees, a greenhouse and a large fruit cage coupled with a further lawn area ideal for entertaining or dining.

Immediately abutting the home is a fabulous enclosed

'private garden' with a paved patio area ideal for al-fresco dining, entertaining or enjoying a glass of wine and relaxing. Within this area is a well stocked pond and another larger lawn area.

To either side of the property are historic access areas which are as wide as a generous driveway. Both these areas are lawned, one has a stunning line of trees whilst the other is clear and gives the home a "earth moat" and additional privacy and seclusion.

## SERVICES

Oil fired central heating,  
Private drainage  
Council Tax Band - F  
EPC Rating - D (main Dwelling)  
EPC annex 1 - E (Four Bedroom)  
Annex 2 - TBC

## DIRECTIONS

What three words [///brains.grand.economies](http://brains.grand.economies)

## MATERIAL INFORMATION

Double glazed  
Offered with no forward chain  
Mobile phone service limited depending on provider  
Broadband availability - Ultrafast available



# Barrack Road, West Parley, Ferndown

Approximate Area = 2433 sq ft / 226 sq m (excludes kitchen/sitting/bedroom)

Limited Use Area(s) = 29 sq ft / 2.6 sq m

Outbuildings = 768 sq ft / 71.3 sq m

Garage / Workshop = 447 sq ft / 41.5 sq m

Annexe = 1342 sq ft / 124.6 sq m

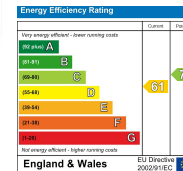
Total = 5019 sq ft / 466.2 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1206195



WIMB/NW/OCT24



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