

Symonds
& Sampson

Bryhers Farm

Dudmoor Farm Road, Christchurch

Bryhers Farm

Dudmoor Farm Road
Christchurch
Dorset
BH23 6AQ



- A well equipped ring-fenced small holding
 - 5.25 acres permanent pasture
 - American Barn style building
 - Field shelters
- Idyllic location at the foot of St Catherine's Hill
- Located near an abundant network of bridleways and footpaths
 - Independent commercial yard

Guide Price £799,000

Freehold

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BRYHERS FARM

A wonderful home offering complete privacy and total seclusion, surrounded by heathland in a sought after and highly regarded location.

The property requires modernisation throughout but is offered as an exciting blank canvas with future potential to extend (subject to the necessary planning consents).

ACCOMMODATION

The property is deceptive in size and enjoys great potential to extend and be remodelled (subject to the necessary planning consents). The accommodation is arranged over two floors and currently enjoys four bedrooms, three bath/shower rooms, a large kitchen family room, three reception rooms coupled with an integral garage and utility/boot room. Internally the home requires updating but has unrivalled potential.

The property also offers parking for numerous vehicles, trucks, caravans, motorhomes or boats.

OUTSIDE

The land at Bryhers Farm is a versatile block benefitting from a level lying topography, grazed by horses in recent years. The land extends to approximately 5.25 acres (2.52 ha), comprising predominantly permanent pasture with mature boundaries. The sandy soil type is permeable and sandy, but seasonally wet.

Bryhers Farm is exceptionally well situated at the foot of St Catherine's Hill which benefits from a vast network of bridleways and footpaths, meaning you can step out of your front door and immediately enjoy what the countryside has to offer.

There is a large block constructed outbuilding with timber cladding that has been designed as a beautiful American Barn which boasts the opportunity for alternative uses (subject to the necessary planning consents). There is also a timber constructed field shelter in the far north paddock that provides useful stabling or fodder storage for livestock.

Along the north boundary is an independent yard that has been regularised as a commercial builders' site under Certificate reference 8/01/0138. The site benefits from a separate access as well as mains water and electricity. There is a good provision of built space including agricultural buildings, and a brick constructed building that offers a workshop facility as well as secure storage.





SITUATION

Located on the edge Christchurch, which is a popular market town, Bryhers Farm is well situated in a sought-after location at the foot of St Catherine's Hill.

The vast expanse of Bournemouth beaches are only 3.5 miles south of the holding and Sopley village is only 5 miles north-east which provides access to the New Forest beyond.

Christchurch is well equipped with primary and secondary schools, modern conveniences, post office, doctors surgery, etc. Christchurch train station has main line rail connections to London Waterloo and Weymouth.

DIRECTIONS

What three words [///solicitor.ruin.rewarding](http://solicitor.ruin.rewarding)

SERVICES

Mains electricity.
Mains water.
Gas fired central heating.
Private septic tank drainage.

MATERIAL INFORMATION

Dorset Council
Tel: 01305 221000
Council Tax Band: E
Broadband: Likely
Outdoor reception: Likely
Indoor reception: Likely

Dudmoor Farm Road, Christchurch

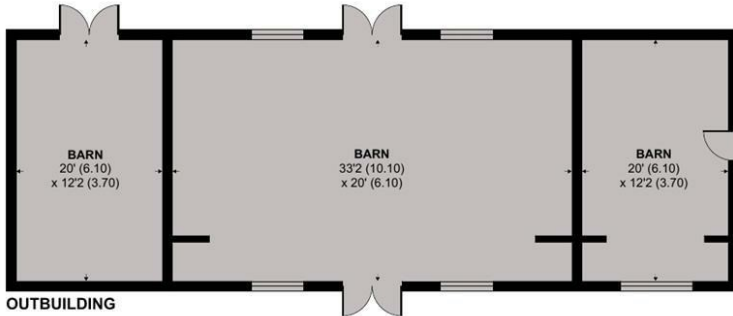
Approximate Area = 1895 sq ft / 176 sq m

Garage = 193 sq ft / 17.9 sq m

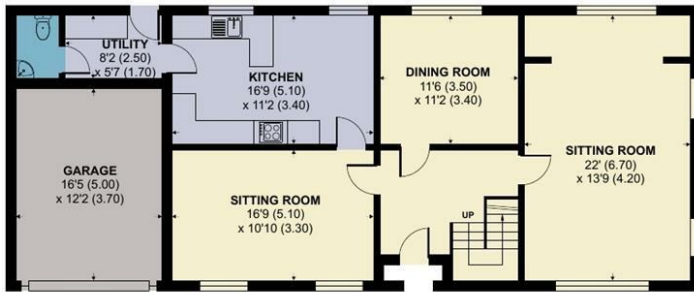
Outbuilding = 1149 sq ft / 106.7 sq m

Total = 3237 sq ft / 300.6 sq m

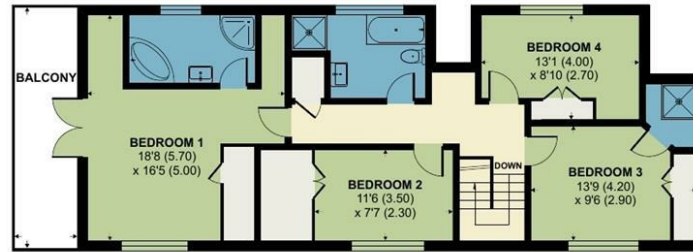
For identification only - Not to scale



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	45	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1194848



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