



Symonds  
& Sampson

Barn Road  
Broadstone, Dorset



# The Old Barn

Barn Road  
Broadstone  
BH18 8NJ



- A truly exquisite executive family home
- Available on the open market for the first time in 70 years
- Five bedrooms in main house and two bedroom self contained annexe
- A breadth of charm with a wealth of character and period features
- Stunning and sublime order throughout with the highest quality craftsmanship
- Excellent entertaining areas, drenched with light and space
- Incredibly private with walking access to Broadstone Village
- Sought after school catchment location

Guide Price **£1,650,000**

Freehold

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## THE PROPERTY

A truly exquisite period home which exudes character, charm and a breadth of period features throughout. The property is believed to date back to the 17th Century and was fully converted in the Edwardian era, c.1910. This glorious family home has the most beautiful façade with examples of the finest craftsmanship.

Being the original home of the road, the Old Barn dwarf's local homes but enjoys a warmth throughout with a welcoming feel. Historical and period features can be found at every turn. However, the property has been beautifully and tastefully re-modelled to create a superb modern family residence. There are modern conveniences seamlessly blended with historical character.

The home has five bedrooms and four reception rooms in the main house together with a self-contained two-bedroom annexe with its own entrance, gardens and parking. This addition was due to be used for elderly relatives or growing teenagers, however it could be used as a source of income or an Airbnb. A wonderful area of multigenerational living or home and income set over two floors with the same level of craftsmanship of the main dwelling.

Externally the front of the home has complete privacy, set in the centre of its plot with a high degree of seclusion behind bespoke wooden electric gates, high hedging as well as a splendid rear garden which backs onto the recreational ground and nature reserve beyond. Within the garden is a large home office, studio, gym or garden room.

A home of such stature would not look uncommon set in a country location surrounded by rolling land. However, this home is a short stroll from Broadstone Village Centre which occupies one of the area's most sought after destinations with a vibrant centre and wonderful cafes, shops and supermarkets. Within Broadstone is a state-of-the-art gym and sports facilities coupled with some of the finest and most sought-after schools in Dorset.

Homes such as these are generational, and this is the first time this home has been on the open market in 70 years.





## ACCOMMODATION

A large galleried entrance hall with a feature return staircase welcomes you immediately, from here and to the front is the dedicated dining room, a separate snug as well as the garden room overlooking the private front aspect. A large kitchen/family room with a utility room connect the middle of the house to the rear room which consists of a large drawing room with an abundance of light and access to the rear garden. A w/c completes the ground floor.

The galleried landing accesses the main landing which leads to all bedrooms. There are five in total with the principal suite hosting a walk-in-closet as well as en-suite facilities and a balcony overlooking the rear grounds and recreational land beyond. There are two further bath/shower rooms as well as another separate w/c.

The home affords a growing family; however, it can be used for wonderful occasions as each room seamlessly joins another allowing for excellent entertaining and gatherings.

The Annexe - Built with the same craftsmanship, the self contained annexe has a private entrance hall leading to the well-appointed kitchen/breakfast room, through double doors into the sitting/dining room. Stairs rise from the entrance hall to the first floor with two bedrooms and a delightful shower room. The annex has been afforded its own private garden area with seating and allows the annexe to have privacy from the main dwelling.

Externally there is ample parking for a host of vehicles such as boats, and motorhomes, a drive services both the main home and the annexe coupled with an integral garage, two sheds and the characterful garden office.







## OUTSIDE

The front of the home has complete privacy, set in the centre of its plot with a high degree of seclusion behind bespoke wooden electrically operated gates. As one approaches the property via the pedestrian access, either side of the garden path are two large lawned areas with a host of well stocked and colourful flowerbed borders. The front is simply beautiful and accommodates a long and wide driveway, providing parking for numerous vehicles, motor homes or boats which one may potentially own for use at the nearby coastline. With Sandbanks, Poole and Bournemouth all offering blue flag beaches, sailing clubs and water sports, Broadstone is an ideal location for coastal enthusiasts.



The front of the home has a handsome façade with mature trees, shrubs and hedge borders, all with seasonal colour which attract wildlife. The rear garden can be access either side of the home by pedestrian gates.

To the rear of the property, the garden has been sensitively remodelled to include a lovely hard standing area which is befitting of the period of the home and is ideally used for al-fresco dining and entertaining. The remainder of the garden is laid to lawn, with the most sublime array of seasonal colour via the stunning and well cared for flower beds. Within the grounds there is a sense of tranquillity and peace, with superb privacy and seclusion. A small area is dedicated to a 'grow your own' raised

vegetable patch with a separate greenhouse and shed. There is an ornate wildlife pond which again is surrounded by bright bed borders and is accesses from the private patio, ideal for al-fresco dining from the double doors of the kitchen.

Furthermore, the garden affords a fabulous characterful home office, gym, or studio, which has been tastefully designed with a large veranda, again ideal for entertaining or simply unwinding. This useful abode could be used for a multitude of varieties. A gate in the rear boundary gives direct access onto the recreational ground and nature reserve beyond, which the current owners have used for parties, including their annual "family rounders championship".





## SITUATION

The Old Barn is set on the edge of Broadstone's most sought after village location. With a wonderful array of shops, eateries and supermarkets, Broadstone enjoys a vibrant, warm atmosphere.

A local sports centre is in the heart of the village, and a wonderful recreational ground. Shops include an M&S food hall, as well as a splendid mixture of local boutique shops and conveniences. National Trusts' Kingston Lacey is only a short drive away.

Broadstone has its own surgery, dentists, and a wonderful golf

course as well as having Parkstone and Remedy Oak championship golf clubs a short drive away. As an area, Broadstone has some of the finest schools locally, from nursery through to secondary and private schools. The catchment area is second to none.

Locally, the main line train station in Poole offers the opportunity of getting into London Waterloo from Weymouth in just under two hours, and Bournemouth International Airport is also a short drive, offering new destinations each year.

## DIRECTIONS

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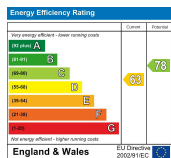
## SERVICES

All mains services  
Council Tax Band - G  
EPC Rating - D

## MATERIAL INFORMATION

Ultrafast broadband available  
All mobile providers available





## Barn Road, Broadstone

Approximate Area = 2846 sq ft / 264.4 sq m

Garage = 132 sq ft / 12.2 sq m

Annexe = 678 sq ft / 62.9 sq m

Outbuildings = 325 sq ft / 30.1 sq m

Total = 3981 sq ft / 369.6 sq m

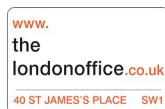
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1295385



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