



Little Chimney

Post Green Rd, Lytchett Minster, Poole BH16 6AP

3/4 bedroom detached property

A detached property situated next to a working farm with stunning views overlooking countryside. The property is conveniently located to benefit from amenities in Lytchett Minster, Upton and Poole and benefits from off street parking, garage, large utility room and a beautiful south facing garden.

£1,850 per calendar month | Available 1st June 2025

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



Fowler Fortescue
RURAL ASSET MANAGEMENT

Little Chimney
Post Green Road
Lytchett Minster
Poole
BH16 6AP

Description & Location

Little Chimney is a fantastic property offering light and spacious accommodation set on the edge of a working farm. The property offers a flexible layout and benefits from a south facing orientation with good sized garden.

Accommodation

ENTRANCE HALL/PORCH ideal for coats and boots leading to hallway:

KITCHEN/DINER (2.88m x 5.07m)
with fitted units and sink, integrated electric oven, gas hob and extractor fan, space for a large dining table and ideal for open plan living

LIVING ROOM (3.61m x 5.73m)
Good sized light and airy room with woodburning stove

CONSERVATORY (6.17m x 3.62m)
with doors out to veranda

UTILITY ROOM (6.59m x 4.78m)
Large functional space with plumbing for washing machine, sink, rear and front access

BEDROOM 1 (6.59m x 3.06m)
Light and spacious master bedroom with built in wardrobes and access to the garden

ENSUITE
Shower, bidet, sink and toilet

BEDROOM 4 / STUDY (3.4m x 2.51m)
With garden views

The first floor comprises:

BEDROOM 2 (4.85m x 4.55m)
With sink, built in wardrobes and views over neighbouring countryside

BEDROOM THREE (3.04m x 4.82m)
a double room with large Velux windows

Outside

There is a good sized garden to the rear mainly laid to lawn with a patio area abutting the house. There is a large garage and raised veranda to benefit from the views over the fields.

EPC

The cottage has an EPC rating C71.

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The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH

Services and Utilities

The property is heated via gas fired central heating, sewerage is served by septic tank drainage and drinking water via mains.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps upload) available to the property. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1,850 payable monthly in advance by standing order, exclusive of council tax and all utilities.

A holding deposit of £425 is payable to secure the property (see further details and conditions in our fee summary) and £2,000 is payable as a security deposit.

Council Tax Band D – Dorset Council.

Availability

The property is available from June 2025.

Restrictions

Pets by negotiation.

NB: This property lies on the edge of a working farm. Cattle will be in close proximity and therefore tenants are to ensure they're happy with noises and smells from a working farm.

Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.



RICS

