



Valley Road, Harmans Cross BH19 3DX

£850,000

MOLLARO
DORSET & NEW FOREST ESTATE AGENTS



KEY FEATURES

- First time on the market in over 30 years
- Characterful barn conversion set within 1.83 acres
- Four bedrooms and two bathrooms
- Stunning vaulted main living area with excellent natural light
- Traditional farmhouse-style kitchen with Aga
- Principal bedroom with private balcony overlooking the grounds
- Mix of woodland, paddocks and landscaped gardens
- Double garage, workshop and additional outbuildings
- Charming features including duck pond and established orchard
- Scope to modernise and personalise to individual taste







OFFERED TO THE MARKET FOR THE FIRST TIME IN OVER 30 YEARS, THIS RARE AND SPECTACULAR BARN CONVERSION SITS WITHIN NEARLY TWO ACRES OF BEAUTIFULLY VARIED GROUNDS, OFFERING A UNIQUE BLEND OF CHARACTER, SPACE AND POTENTIAL.

The property centres around a stunning and character-filled barn, featuring four principal bedrooms and two bathrooms, alongside a traditional farmhouse-style kitchen complete with Aga. While already a charming home, there remains excellent scope for a new owner to modernise and personalise to their own taste. Externally, the grounds are a true highlight, comprising a mix of woodland, paddocks and landscaped areas. Additional features include a double garage, workshop, wood store, duck pond and orchard, creating an idyllic rural setting with endless lifestyle opportunities.

Upon entering, the sense of history and character is immediately apparent. The main living space, forming the original barn, boasts an impressive vaulted ceiling with exceptional height and natural light, creating a truly striking and welcoming environment. From here, a doorway leads to a ground floor bedroom with open-plan en suite, as well as a further room above, ideal as a study or occasional bedroom. A separate staircase from the main living area leads to three further bedrooms, including a principal bedroom with balcony overlooking the grounds, along with a family bathroom.

Enjoying views to both the front and rear, this is a truly special home that must be seen to be fully appreciated.





ADDITIONAL INFORMATION

Dimensions

Please Refer to Floorplan

Tenure

Freehold

Council Tax

Band G - Dorset Council



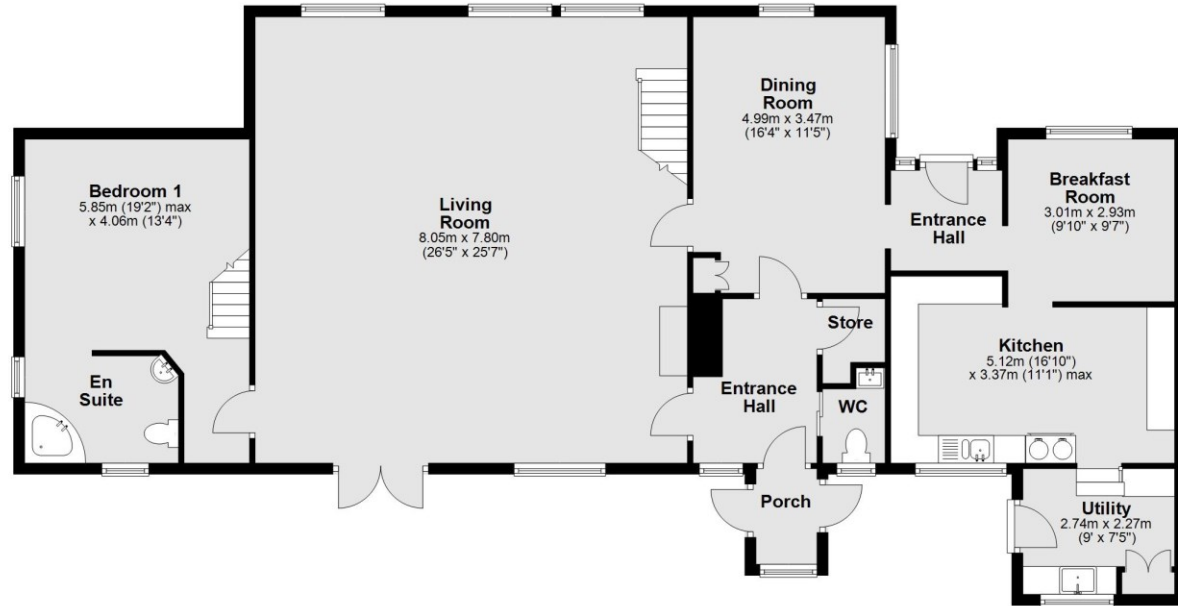
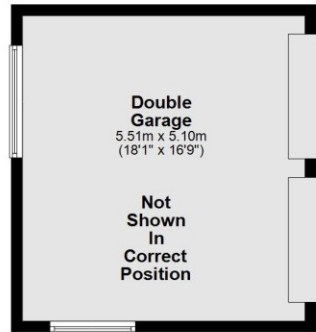




FLOORPLAN

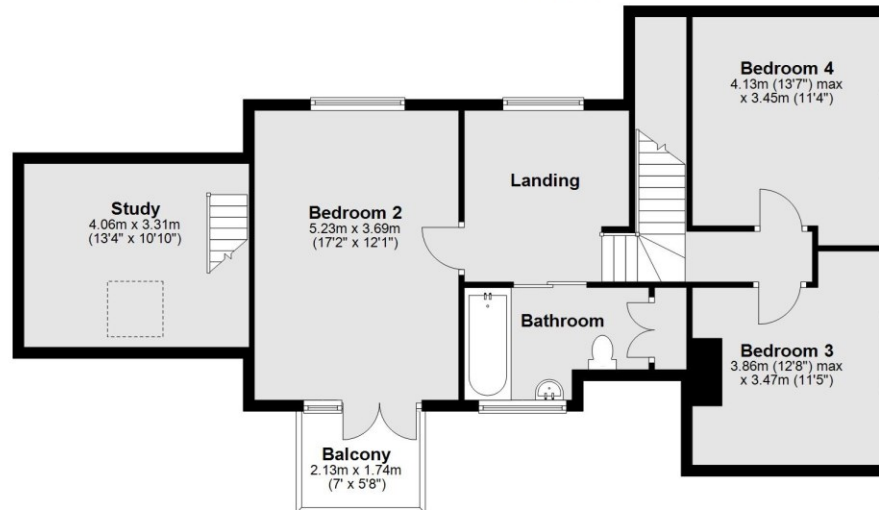
Ground Floor

Approx. 181.7 sq. metres (1956.3 sq. feet)



First Floor

Approx. 83.3 sq. metres (896.1 sq. feet)
(excluding Balcony)



Total area: approx. 265.0 sq. metres (2852.4 sq. feet)

This floorplan is for guidance only and is not to scale.
Plan produced using PlanUp.

SITE PLAN



















Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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