



HEARNES
WHERE SERVICE COUNTS

Barrack Lane, Crow, BH24 3ES

Hollybush Cottage is a wonderful, family home set within the highly regarded New Forest National Park. Whilst the rural location affords unparalleled tranquillity, it is still within two miles of central Ringwood with its popular restaurants, bars and shops, giving you the best of both worlds. This versatile and spacious forest residence has been owned, enjoyed and improved by the same family for over 30 years. The main residence sits slightly elevated within established, private gardens, enjoying a sweeping view down to a self-sufficient vegetable plots, furthermore there is a large greenhouse, sheds, and an elevated platform to further enjoy the views of the field and woodlands beyond.

The ground floor comprises a warm and welcoming entrance hall, three flexible reception rooms, a downstairs cloakroom, kitchen/breakfast room and boot room. Adjoining the boot room is a separate utility room with direct access to the courtyard which also has an extensive storage room. This part of the property has the opportunity to be converted into further living accommodation or annex should one wish.

The first floor lies host to four well-proportioned bedrooms including a lovely large master suite with dressing area and en-suite bathroom, the master bedroom enjoys delightful views to the rear and side of the property. A family shower room services the further three bedrooms all of which enjoy elevated wooded and countryside views.

The farmhouse style kitchen/breakfast room is thoughtfully fitted out with country style units, natural oak worktops and contrasting splashbacks. The archway opens into the dining room for easy flow and access to the dining area with large patio doors opening directly onto the courtyard.

Access to the property is from Barrack Lane via a five bar gate to the house which leads to a large area of parking with turning and a detached double garage (equipped with electric up and over door, lighting and power). Further down there is a pedestrian gate providing direct access to the lower gardens and vegetable plots.

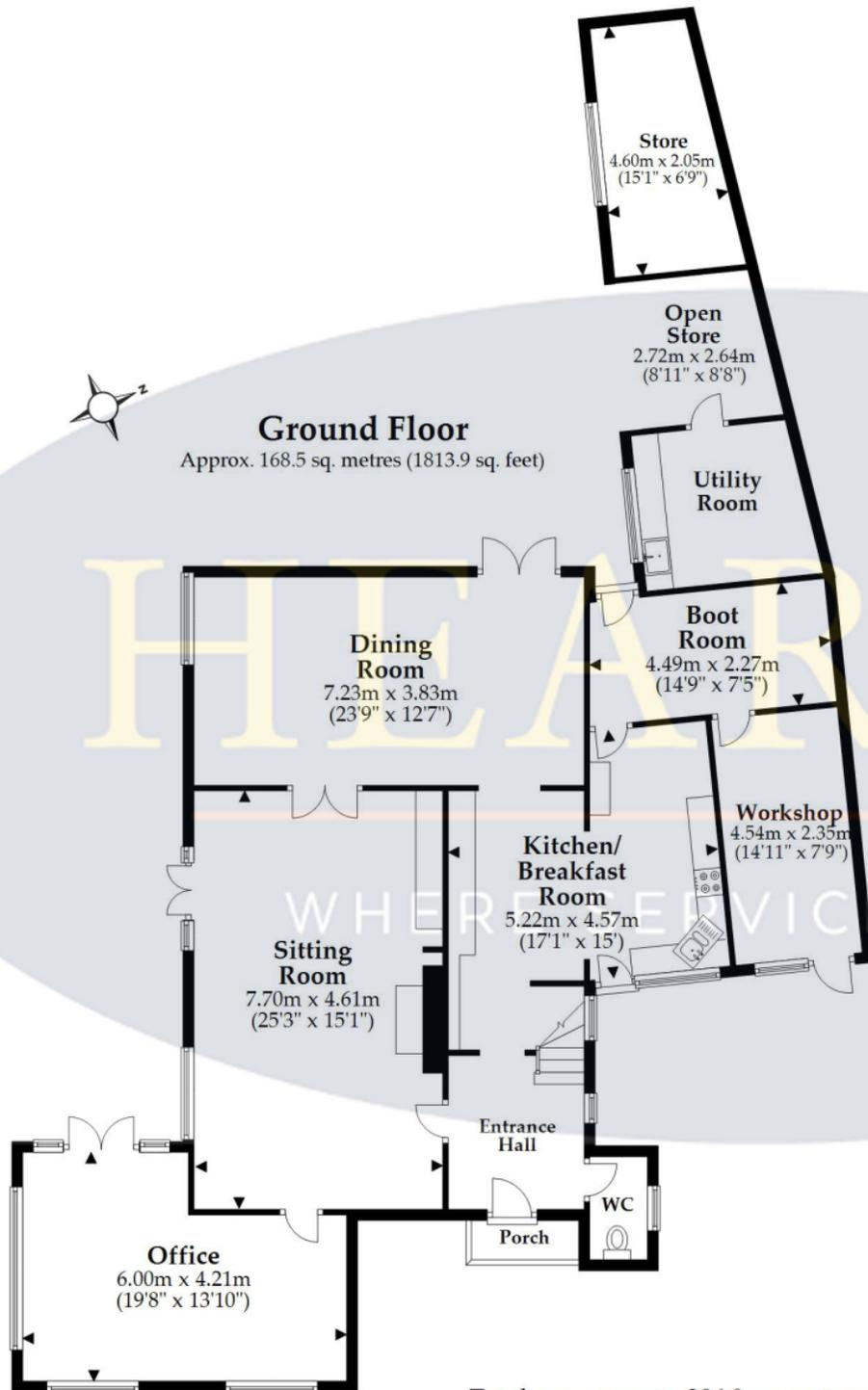
Local Authority: New Forest District Council

Council Tax Band: G

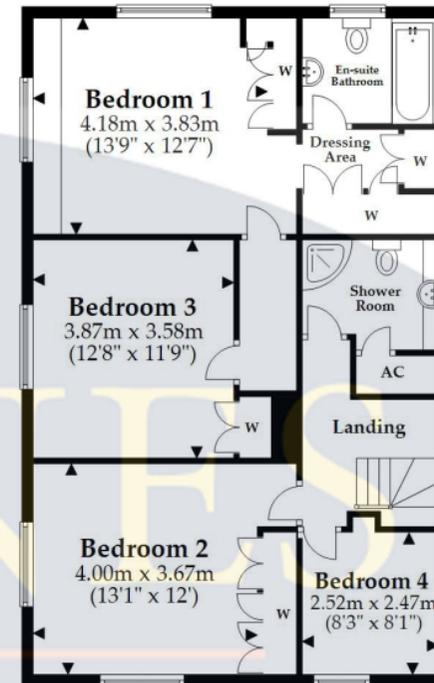
Energy Performance Certificate (EPC): Rating E



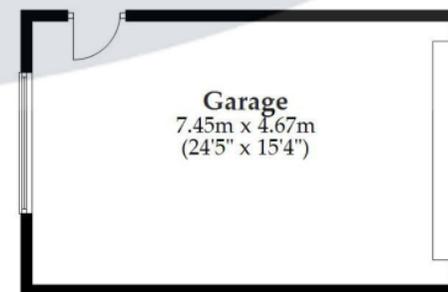




First Floor
Approx. 83.6 sq. metres (899.7 sq. feet)



Garage
Approx. 34.8 sq. metres (374.5 sq. feet)



Total area: approx. 286.9 sq. metres (3088.1 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







www.hearnes.com

52-54 High Street, Ringwood, Hampshire

Tel : Email : anthony@hearnes.com

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