



HIVE

CORNER COTTAGE
47 AMEYSFORD ROAD
FERNDOWN
BH22 9PY



Agent's introduction

A rare opportunity to buy a lovely little detached cottage built circa 1850 with many original features.







Property highlights

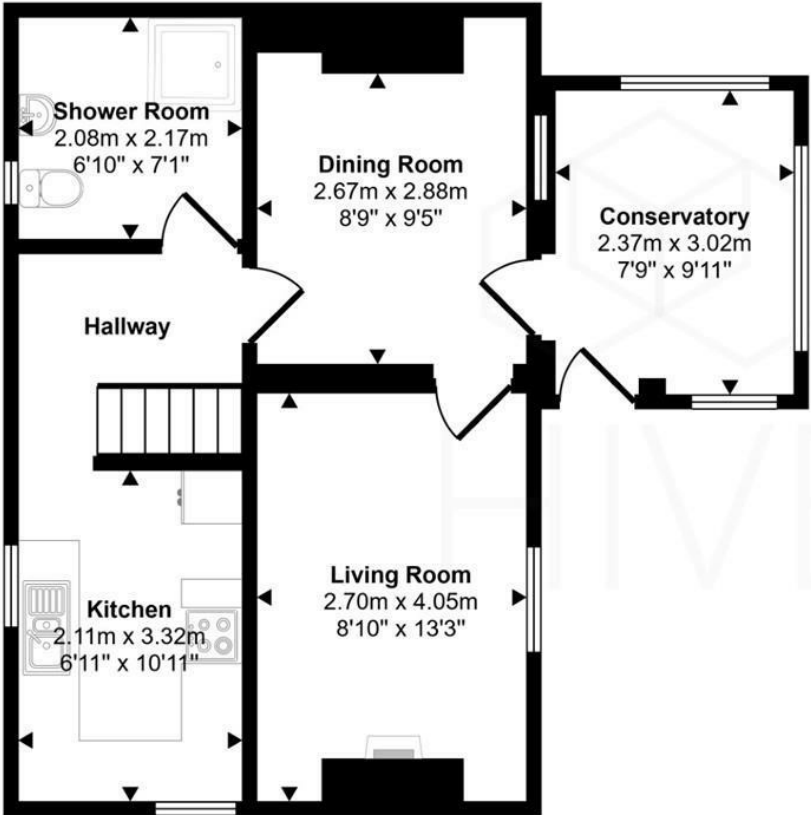
- Charming circa 1850 detached character cottage
- In a desirable non-estate location
- Original beams and historic interior doors adding authentic period charm
- Two double bedrooms, both with bespoke fitted wardrobes
- Two reception rooms plus a bright west-facing conservatory/sunroom
- Modern gas combi boiler and central heating system for year-round comfort
- Well-appointed kitchen with dual-aspect windows and space for appliances
- Ground floor shower room with fully tiled walls and flooring, plus first-floor WC
- Enclosed west-facing rear garden approx. 35ft x 20ft with lawn, patio and shed
- Allocated parking and close Ferndown town centre (0.8 miles)



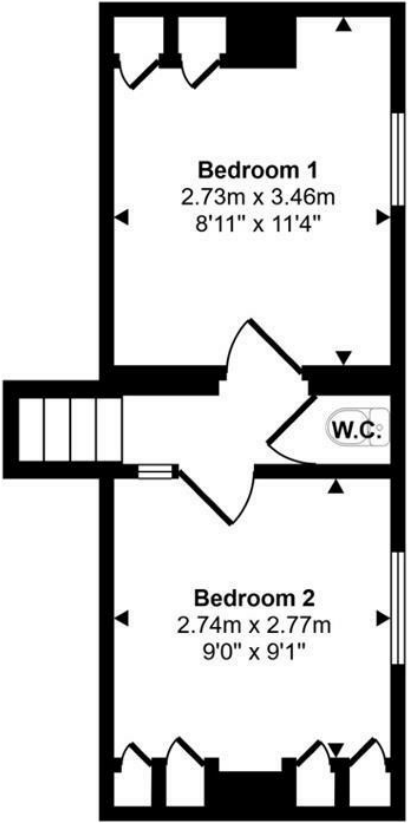
Floor plan and EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	58	85
(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 & Wales	EU Directive 2002/91/EC	

Approx Gross Internal Area
69 sq m / 743 sq ft



Ground Floor
Approx 46 sq m / 500 sq ft



First Floor
Approx 23 sq m / 243 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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