



Quarr Lane, Halls Road

Lytchett Matravers Poole, BH16 6EP



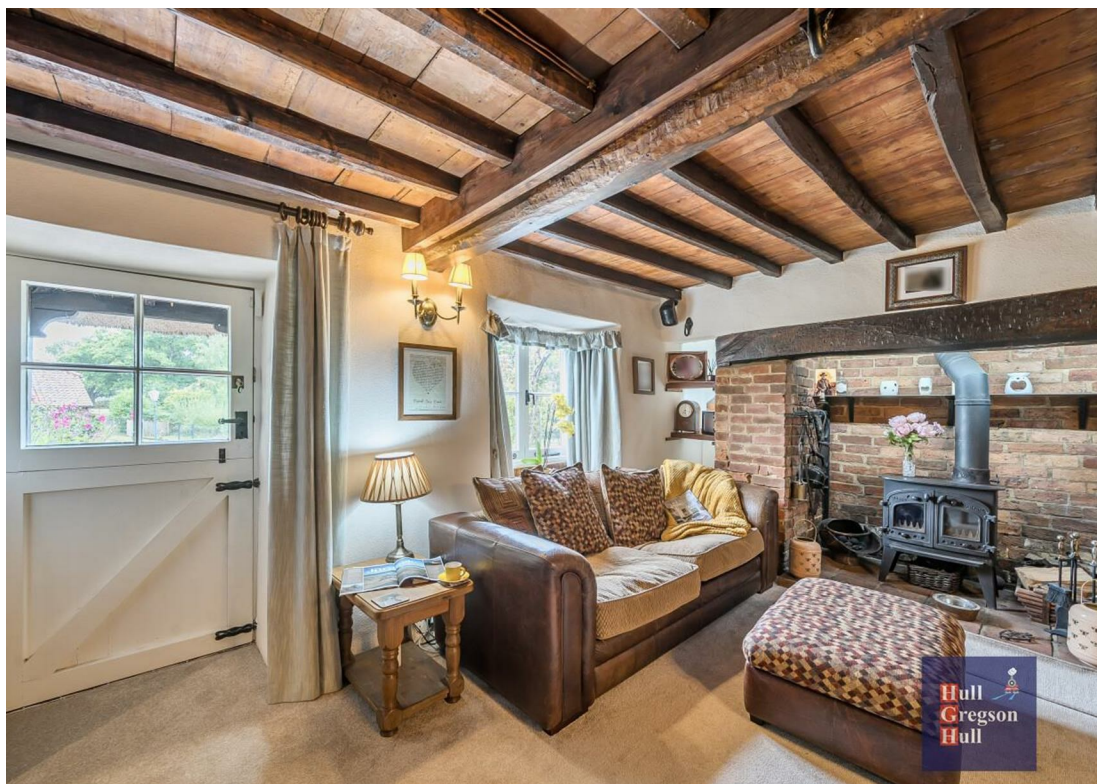
Guide Price
£960,000 Freehold



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- Detached Cottage
- Thatched Roof
- Three Bedrooms
- Modern Fitted Kitchen
- Southerly Facing Gardens
- Superb Village Location
- Double Garage with Workshop
- Large Annexe With Income Potential
- Well Presented Throughout
- A Wealth Of Character





Welcome to this charming, grade two listed cottage, nestled in the highly desirable village of Lytchett Matravers, Poole. This period property boasts a delightful southerly facing rear garden, perfect for enjoying sunny afternoons, along with a double garage and carport. The workshop features a superbly presented ANNEXE, making it an ideal space for generational living or guests.

Upon entering, you are greeted by a generously sized entrance hallway that leads to a practical utility room. The cosy sitting room exudes character, featuring traditional ceiling beams and an inviting inglenook fireplace complete with a wood-burning stove, creating a warm and welcoming atmosphere.

Adjacent to the sitting room is the dining room, a well-proportioned space that is perfect for family gatherings and entertaining friends. A traditional window offers a lovely view of the rear garden, enhancing the room's charm.

The kitchen has been thoughtfully modernised,



showcasing a range of stylish wall and base level units complemented by a stunning granite worktop. An integral eye-level oven adds a touch of convenience for the home chef.

The first floor accommodation includes three bedrooms, with Bedroom One benefiting from a cloakroom comprising a W.C and wash hand basin. There is a separate shower cubicle and built in wardrobe also servicing Bedroom One. Bedroom Two is a sizeable double with large built-in wardrobes, perfect for all of your guests whilst bedroom three is a reasonably sized single. All three bedrooms have a southerly facing window allowing for plenty of natural light. An airing cupboard completes the first floor.

Externally, a large southerly facing garden with an initial patio area makes a marvellous place to sit and relax. The remainder of the garden is predominantly laid to lawn, with some neatly positioned raised flowerbeds. At the foot of the garden are two small ponds.

Also at the foot of the garden is a double garage including both power and light, carport and two large workshops. There is also a W.C and wash hand basin.

The first floor annexe is superbly presented and features an open plan Kitchen / Living / Dining Area. The kitchen includes modern units, a worktop and space for a free-standing cooker with overhead extractor, space for an undercounter fridge, space for an undercounter freezer and integrated washing machine.

The Annexe Bedroom is well proportioned and includes a modern ensuite shower room comprising a double width shower cubical, W.C. and wash hand basin. Accessible from the Annexe Bedroom, is a Balcony offering exceptional views towards the countryside.

Viewing of this stunning characterful homes comes highly recommended.



Approximate Area = 1095 sq ft / 101.7 sq m (excludes carport)
 Limited Use Area(s) = 78 sq ft / 7.3 sq m
 Garage = 1337 sq ft / 124.2 sq m
 Outbuilding = 122 sq ft / 11.3 sq m
 Total = 2632 sq ft / 244.5 sq m

For identification only - Not to scale



Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

England & Wales EU Directive 2002/91/EC