

Quarr Lane, Halls Road

Lytchett Matravers Poole, BH16 6EP

- 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,

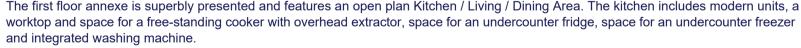


showcasing a range of stylish wall and base level units complemented by a stunning granite worktop. An integral eye-level oven adds a touch of convenience for the home chef.

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.

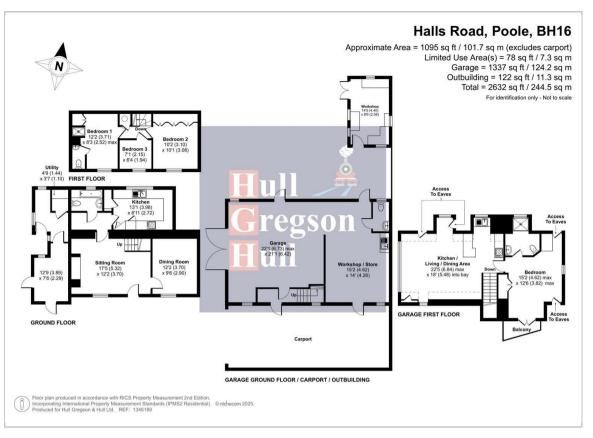
Also at the foot of the garden is a double garage including both power an light, carport and two large workshops. There is also a W.C and wash hand basin.



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.







Sitting Room

17'5" x 12'1" (5.32 x 3.70)

Dining Room

12'1" x 9'6" (3.70 x 2.90)

Kitchen

13'0" x 8'11" (3.98 x 2.72)

Bathroom

Utility Room

Bedroom One

12'2" x 8'3" (3.71 x 2.52)

Ensuite

Bedroom two

10'2" x 10'1" (3.10 x 3.08)

Bedroom Three

7'0" x 6'4" (2.15 x 1.94)

Double Garage

22'0" x 21'0" (6.73 x 6.42)

Carport

Workshop / Store 15'1" x 13'11" (4.62 x 4.26)

Workshop Two

14'5" x 8'5" (4.40 x 2.58)

Annex Kitchen / Dining Area

22'5" x 17'11" (6.84 x 5.48)

Annex Bedroom

15'1" x 12'6" (4.62 x 3.82)

Annex Ensuite

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Cottage with Additional Accommodation

Property construction: Cob & Brick with Thatched Roof

Mains Electricity

Waste Water Treatment System Heating Type: Oil Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal &

Broadband checker. checker.ofcom.org.uk/

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