

HOLT FOREST, BH21 7BT

Offers invited £1,500,000



A truly delightful 4 bedroom country property in grounds of over 2 acres and set within the glorious historical Holt Forest, which is owned and maintained by the National Trust.

This freehold property offers huge scope for further development. There is potential for the triple garage and workshops to be converted in to a detached bungalow, which would make ideal annex or holiday accommodation, (STPC). This truly is a lifestyle property with the possibility on income generation.

The main house is extremely well proportioned, with 3 ground floor bedrooms serviced by 2 bathrooms. A spacious and light central hall that leads to the the principle reception room. This room is dual aspect and overlooks the rear terrace and landscaped gardens. The kitchen is well fitted with an excellent range of wall, base and drawer units with worktops over. Patio doors give direct access to the garden and at the other end there is also a good sized utility room and boot room.

Upstairs is completely open plan, this expansive space offers a blank canvas with the potential for a number of additional rooms, or could make the most amazing master bedroom suite with views over the rear garden and beyond.

The property further benefits from Solar Panels and a heat recovery system, making the property efficient to run.

Holt Forest is a particularity fine example of ancient woodland with an array of incredible Old Oak Trees, interspersed with twisting footpaths, streams and charming bridges. The forest is a quiet secluded gem in the heart of Dorset. The open area of Holt heath, with its roaming cattle is within walking distance. The market town of Wimborne Mister is only a few miles away, whilst the larger conurbation of Bournemouth along with its beeches is within half an hour.

EPC Rating - D Council Tax Band - E







- Stunning Location
- Set In Over 2 Acres
- Annex / Holiday Let Potential
- Scope for Further Development
- Ample Parking
- Small Holding / Grazing Potential
- Accessed via Bridleway
- National Trust Forest
- Close to Holt Heath
- 2.7 miles From Wimborne

















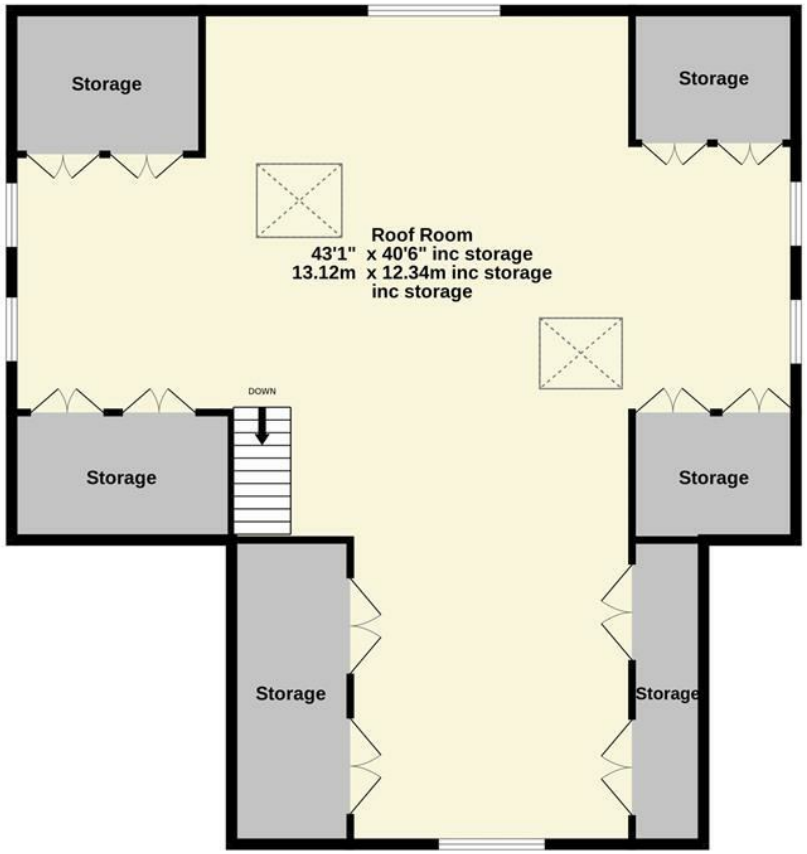
OUTSIDE

The house sits comfortably on the plot, being set well back from the access bridle way. The gardens have been landscaped in the style of Capability Brown and benefit from a selection of specimen ornamental trees, fruit trees and a fruit cage and a vegetable garden, in addition there is a feature pond with thoughtful planting surrounding it. This is a true wildlife garden where the vendors are often visited by deer and other native animals.

GROUND FLOOR
1611 sq.ft. (149.6 sq.m.) approx.



1ST FLOOR
1489 sq.ft. (138.3 sq.m.) approx.

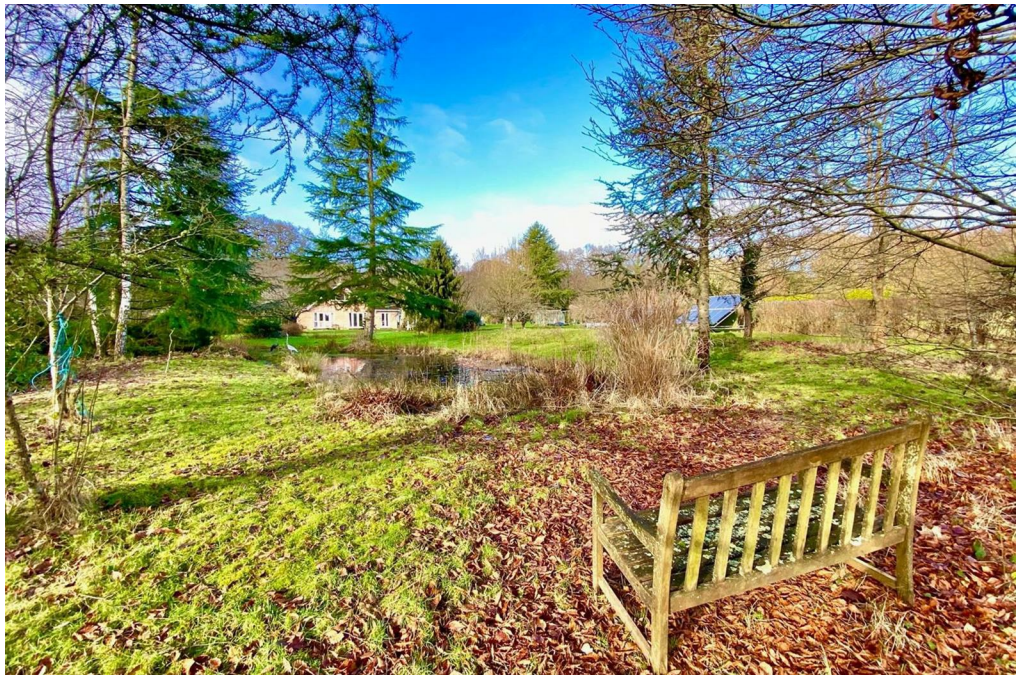


TOTAL FLOOR AREA : 3100 sq.ft. (288.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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