



4 Matterly Cottages Horton, BH21 7HN

£569,950

- Rural Setting With Countryside Views
- Small Holding Opportunity
- Separate Office/Studio to Rear
- Set in Approx Half an Acre
- Outbuildings with Commercial Possibilities
- Electric Gates to Ample Parking
- Late 1800's Country Cottage
- Three/Four Bedroom Semi Detached
- Country Kitchen, Separate Utility

4 Matterly Cottages , Horton BH21 7HN

A super 18th century three double bedroom semi detached cottage set in approximately half an acre. The grounds have a mixed use, partly lawned with the remainder having a chicken run, fruits trees and vegetable area. Various outbuildings with power offer a great opportunity to create a smallholding.

A real feature is the studio room to the rear, with separate access ideal as an office or therapy room and offer superb open countryside views. Very versatile grounds and accommodation ideal as a family home or business venture.



Council Tax Band: E



Area

Horton near Wimborne is a small, historic Dorset village with a peaceful rural character, surrounded by rolling farmland and ancient landscapes. It's quiet and community-oriented, with historic buildings and scenic views. The area is ideal for people who enjoy rural living, walking, cycling and access to outdoor spaces. The population is modest (a few hundred people) and the area is predominantly owner-occupied detached and semi-detached homes set in countryside surroundings. It sits on the boundary between the chalk downland of Cranborne Chase and the Dorset Heaths a mix of undulating farmland, ancient woodland and pastoral countryside. For wider amenities shops, pubs, schools, supermarkets and medical services, residents typically travel into Wimborne Minster which is about 6 miles away and roughly 10 miles north of Poole.

Description

Accommodation Comprises, Side access through to Rear Entrance Hall, windows to side, doorway to Main Entrance with through to Front Door.

LOUNGE, stripped wooden flooring, open brick chimney breast with inset log burner, recesses either side with one side having unit for TV, glazed door to front, understairs storage

KITCHEN/DINER, triple aspect making it bright and airy room, range of work surfaces with low level storage cupboards and drawers, Butler sink, range cooker, ample space for a kitchen/dining table

UTILITY, work surface, sink unit, appliance space under, range of fitted units and shelving

SNUG/BEDROOM FOUR, fitted shelving units, mezzanine with ladder to higher level.

REAR STUDIO/OFFICE, separate entrance to the rear, ideal for

working from home office/studio or gym, the room is very bright with superb countryside views, giving a peaceful and relaxing feel.

stairs from the entrance hall to the First Floor Landing, range of built in cupboards, ideal for storage also housing hot water boiler and tank, window to rear

BEDROOM ONE, overhead storage cupboards and side shelving, window to front aspect

ENSUITE, views over open fields to the rear, paneled bath with shower mixer taps, low level w.c. pedestal wash hand basin, fully tiled, heated towel rail, hatch to loft space.

BEDROOM TWO, window to front

BEDROOM THREE, window to front

BATHROOM, paneled bath with shower attachment and glazed shower screen, low level w.c. pedestal wash hand basin, window to countryside views

OUTSIDE, set in almost half an acre offering versatile space mainly to the front and side, having five outbuilds with the largest measuring 10m x 4m, with 32 amp power supply perfect for commercial usage. The grounds offer a mix of lawned area and further vegetable plot, chicken run and fruit trees ideal as a small holding. All fully enclosed by mature foliage. Drive to the side via electric gates providing ample parking.

Tenure

Freehold

Notes - LPG Central Heating

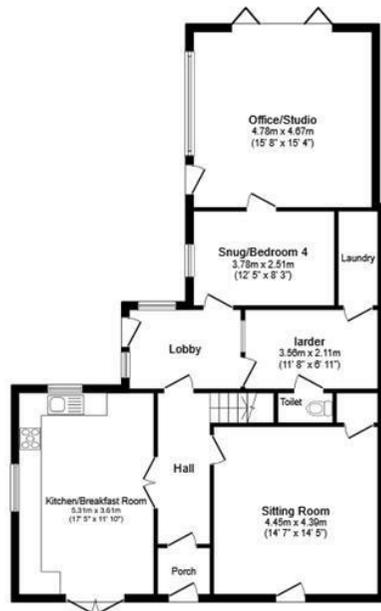
Super Fast Broadband to the premises (up to 1800 Mbps)

Two Stage Septic Tank

32 Amp electric supply to the front storage shed (ideal as a commercial premises)

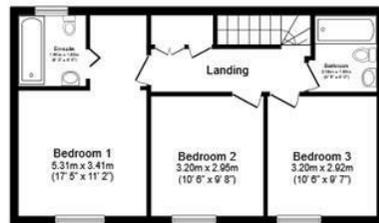






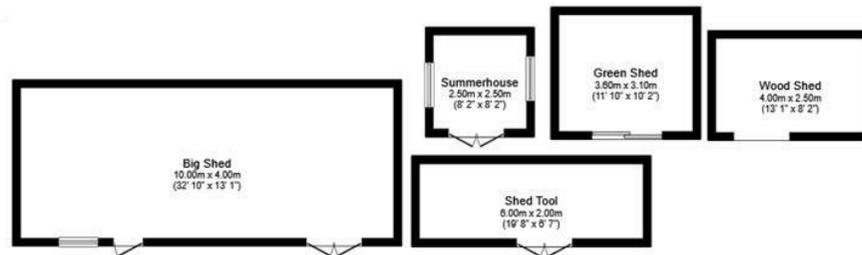
Ground Floor

Floor area 101.8 sq.m. (1,095 sq.ft.)



First Floor

Floor area 51.4 sq.m. (553 sq.ft.)



Outbuilding

Floor area 79.4 sq.m. (855 sq.ft.)

Total floor area: 232.5 sq.m. (2,503 sq.ft.) C

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io