



| Tatnam | Poole | BH15 2DS

- Two Double Bedrooms
- Character Barn Conversion
- Open Plan Living Area
- Additional Study / Office
- Downstairs Cloakroom
- High Specification Throughout
- Family Bathroom
- Feature Oak Flooring
- Front Garden & Rear Patio
- Off Road Parking for Two Vehicles

Asking Price
£380,000

Full Description

SUMMARY

STUNNING BARN CONVERSION / FARMHOUSE

OFFERED WITH NO FORWARD CHAIN >>> Greys

Estate Agents are delighted to offer for sale this

stunning Barn Conversion / end of terrace

Farmhouse converted in 2006 and situated within

the grounds of a historic listed building, close to

Poole Town, Poole Quay and Holes Bay. The property

benefits from some lovely features including exposed

wooden beams, feature gallery style landing and an

open plan living space. The property comprises: Two

double bedrooms, an open plan lounge / dining room

and kitchen, a study / office room, downstairs

cloakroom and a family bathroom. The property has

a front garden, rear patio and allocated off road

parking for two vehicles. With rare availability and

no forward chain, we strongly encourage early

internal viewings.

ACCESS / HALLWAY

The property is accessed via a feature wood front

aspect door leading to the hallway. The spacious

hallway benefits from a radiator, an understairs

cupboard and feature staircase leading to the first

floor. Feature oak flooring has been laid.

CLOAKROOM

Wash hand basin with tiled splash back. Toilet.

Radiator. Mains extractor fan. Feature oak flooring

has been laid.

OPEN PLAN LOUNGE / DINING AREA

21' 0" x 20' 0" (6.4m x 6.1m) max

The 'L' shaped lounge / dining room has two rear

aspect French doors and windows. Two radiators.

T.V point and phone point. Feature oak flooring. The

ceiling benefits from spotlights. Opening leading to

the kitchen:

STUDY / OFFICE

7' 8" x 7' 8" (2.34m x 2.34m)

Rear and side aspect windows. Radiator. T.V point

and phone point.



KITCHEN

10' 0" x 8' 0" (3.05m x 2.44m)

Side aspect window. Range of solid oak cupboard units with underlighting and drawers. Feature granite worktops with upstands, inset sink and bowl drainer with mixer taps over. Range of integrated appliances including a Neff electric double oven, Neff gas hob with extractor over, slimline dishwasher, washing machine and a fridge / freezer. Built-in feature wine rack. Enclosed Potterton combination style gas boiler. Slate floor tiles have been laid and the ceiling benefits from spotlights.



LANDING

Inset storage cupboard. The ceiling has spotlights.

BEDROOM ONE

13' 10" x 11' 4" (4.22m x 3.45m) into wards

Front and rear aspect windows. Inset wardrobe. Radiator. T.V point. Phone point. The ceiling has spotlights.

Agents Note: This room has sloping ceilings with some restrictive headroom.



BEDROOM TWO

13' 9" x 10' 0" (4.19m x 3.05m)

Rear and side aspect windows. Range of built-in cupboard units, shelving and drawers. Inset Wardrobe. Radiator. TV point and phone point.

Agents Note: This room has sloping ceilings with some restricted headroom.



BATHROOM

Rear aspect window. White suite comprising: Bath with mixer taps and shower system over. Glass shower screen. Toilet. Wash hand basin. Heated towel rail. Mains extractor fan. Fully tiled walls. Lino flooring has been laid.

Agents Note: The ceilings are sloping with some restricted headroom.

OUTSIDE - FRONT

Enclosed by feature wrought iron railings. Lawn area. Range of shrubs, hedge and a tree. Gated path leading to the front door. Side access via a communal driveway to the parking area and rear of the property.

OUTSIDE - REAR

Paved patio area. Low level picket style wooden fence. Cold water tap. Wooden gate.





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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