



Beautifully Presented 4-Bedroom Grade II Listed Barn Conversion

Tenure: Freehold Approx 144 sq meters (1552 sq ft)

**The Granary, Throop Road
Throop Village, Bournemouth. BH8 0DH**

Price £475,000

- Spacious Entrance Hall
- Lounge/Dining Room PLUS Sitting Room
- Superb Kitchen/Diner
- Study/Bedroom 4
- 3 Double Bedrooms & 2 Dressing Areas
- En-Suite Shower Room & Family Bathroom
- Cloakroom
- Gas Central Heating & Double-Glazing
- Integral Garage
- Delightful Location

The Granary, Throop Road, Throop Village, Bournemouth. BH8 0DH

Spacious Grade II listed Barn Conversion, within a small cluster of 5 interesting dwellings with communal garden space, 2 allocated parking spaces and an integral garage. The property is on the outskirts of Bournemouth Town Centre, in a semi-rural village location adjacent to popular river walks & near to Castlepoint shopping centre.

The Granary is believed to date back to the 1700's and was converted as part of this small development in 1993. The property has been recently re-modelled and re-furbished to a very high standard by the current owners, creating a stylish individual home with interesting, well-planned accommodation having generous room dimensions. Viewing recommended!

Approximate Room Dimensions & Brief Description:

Entrance Hall: Large store cupboard. Stairs to lower ground floor.

Lounge/Dining Room: Feature fireplace with permission for log burning stove. Oak flooring. Stairs to lower ground floor.

Study/Bedroom 4: Ideal office space or 4th bedroom.

Kitchen/Diner: A large, bright room with a superb range of floor and wall cupboards having extensive Corian worktops plus centre island unit with matching Corian breakfast bar. Built-in range style cooker with concealed cooker hood over. Integrated dishwasher. Utility Area with space for American style fridge/freezer & plumbing for washing machine.

Family Bathroom: Beautifully fitted comprising panelled bath with mixer tap & thermostatic shower having large fixed head and hand held shower attachment. Vanity wash basin & WC. Heated towel rail.

LOWER GROUND FLOOR

Sitting Room: A quiet space connecting the two ends of the property with access via the two staircases.

Dressing Area/Store Room: A large area dedicated to useful storage space with custom built floor to ceiling cupboards, large under-stairs store & fitted wardrobe range.

Cloakroom: Modern wash basin & WC.

Bedroom 1: A peaceful room with wood flooring & large Walk-in Wardrobe, housing gas fired combination boiler.

En-Suite Shower Room: Shower Cubicle with thermostatic shower. Vanity wash basin & WC.

Bedroom 2: Double-glazed window to front elevation. Ample space for wardrobes.

Study Space/Dressing Area: Ceramic tiled floor. Stairs to lounge/dining room.

Bedroom 3: Double-glazed window to front elevation. Built-in wardrobe. Wood flooring.

Family Bathroom: Comprising panelled bath with mixer tap & shower attached, glass screen fitted.

Pedestal wash basin & WC. Chrome heated towel rail.

Gas Central Heating (system untested) & Double-Glazing.

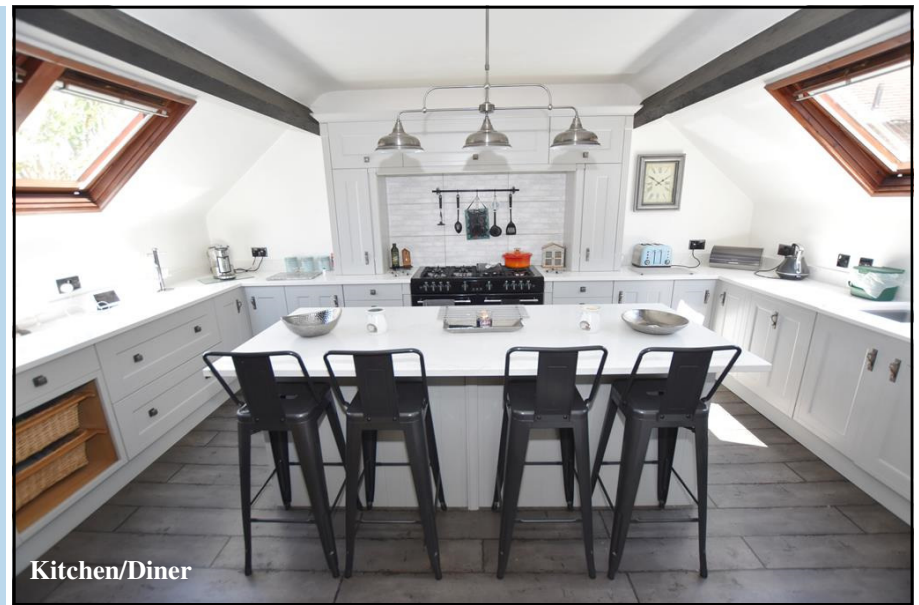
Wide Block Driveway with 2 allocated parking spaces.

Integral Garage: Up & over door. Power & light

Courtyard Communal Garden: Use of a small garden area.

Council Tax Band 'E'

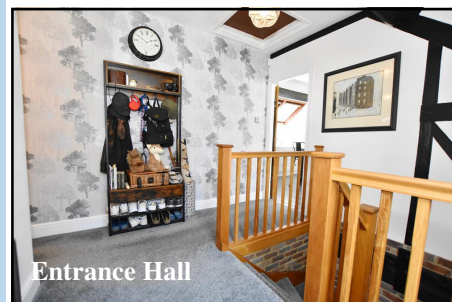
Energy Rating 'tbc'



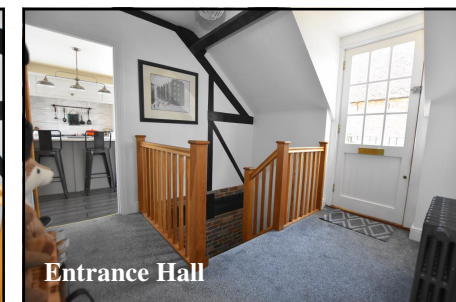
Kitchen/Diner



Kitchen/Diner



Entrance Hall

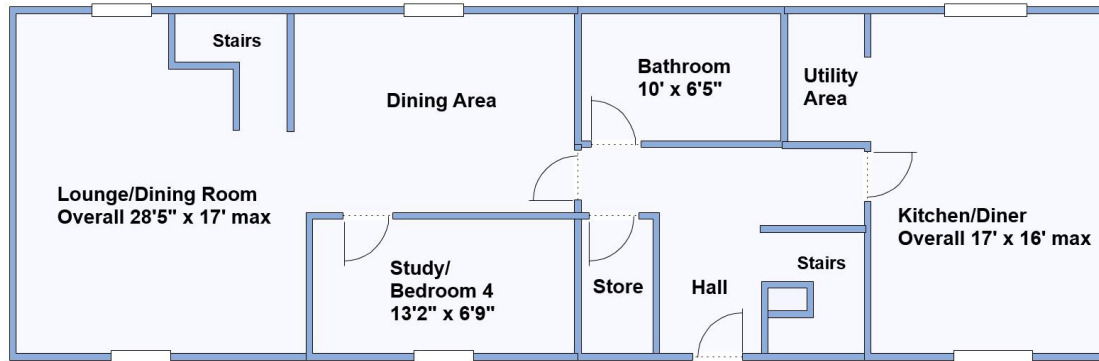


Entrance Hall



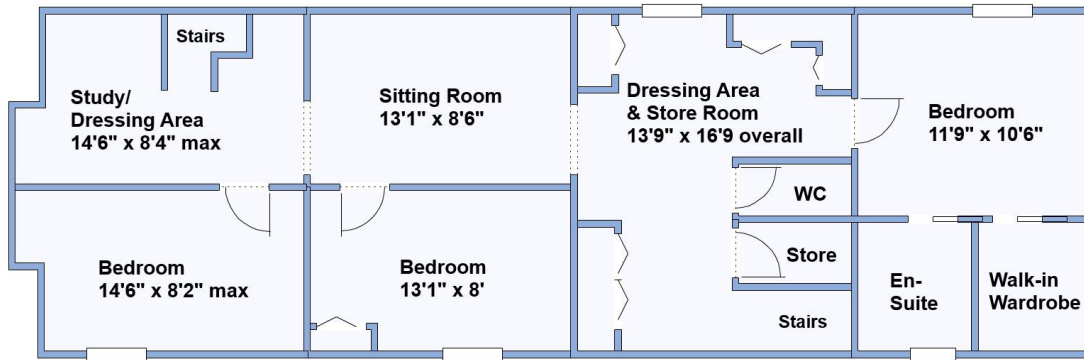
IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W04607

Upper Floor



Lounge

Lower Ground Floor



Lounge

This drawing has been prepared for diagrammatic purpose. Not to scale.



Dining Area



Sitting Room



Dining Area

