



## Redbridge Farm, Dolmans Hill, Lytchett Matravers, Poole, Dorset

A well-presented single storey L-shaped 2 bedroom commercially listed holiday let in a country courtyard location.

Guide Price

**£300,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## The Stables, Redbridge Farm, Dolmans Hill, Lytchett Matravers, Poole,

- Single storey character holiday let
- Vaulted ceiling with exposed timbers
  - Open plan living space
    - Parking
    - Lovely rural views
- No chain, vacant possession

Viewing strictly by appointment  
Symonds & Sampson  
01202 843190





A well-presented single storey L-shaped 2 bedroom commercially listed holiday let in a country courtyard location.

This characterful L-shaped property offers an extensive open plan living space with a feature central fireplace and impressive vaulted ceiling with exposed timbers. At one end, there is a fitted kitchen and space for a dining table. The remainder of the living room provides a sitting area. Two sets of French doors open to the raised deck out into the large garden, providing lovely country views. From the living room, double doors open to the inner hall where the cloakroom, two bedrooms and bath room are located. In the main bedroom, stairs lead to a mezzanine which offers space for use as a study or playroom. There are French doors opening to the front courtyard.

#### Agent's Note

The property is commercially listed due to the home being a holiday let. The restriction limits the owner to have the property occupied for 21 days of each month.

#### Outside

The property is approached from the driveway to a shared courtyard with ample parking for several vehicles. Abutting the rear elevation is a timber deck providing an ideal spot for al fresco dining and relaxation whilst enjoying the country views. The remainder of the garden is laid to grass and bounded by post and rail fencing.

#### Services

Mains water and electricity. Private drainage via a shared sewerage treatment plant. Oil fired central heating

#### Situation

The popular village of Lytchett Matravers has a small supermarket, pharmacy, butcher and public houses together with a well-regarded first school within the village. The surrounding towns of Wareham, Poole, Dorchester and Blandford all offer an everyday range of retail, commercial and recreational facilities.

There is an excellent range of state schools in the area and a number of independent schools including Dumpton and



Castle Court prep schools, Canford, Bryanston, Clayesmore and Milton Abbey School.

The area provides excellent sporting opportunities including golf at nearby Bulbury Woods while other golf courses in the area are located at Wareham and Hyde. Sailing and other water sports opportunities are on offer in Poole Harbour and Weymouth. There are country walks locally and spectacular views can be enjoyed from the footpaths of the World Heritage Jurassic Coast to the south. Sandy beaches are found at Studland, Swanage and Poole. For the equestrian enthusiast, there is National Hunt racing at Wincanton, flat racing at Salisbury and local point-to-points at Badbury Rings and Milborne St Andrew. A range of theatre, concert and cinema entertainment is available at The Lighthouse in Poole, the Tivoli theatre in Wimborne, Bournemouth Pavilion and Bournemouth International Centre.

The property is ideally placed for ease of access to the A35 for Poole, Bournemouth and Dorchester, and to the

A350/A31 for Blandford, Wimborne and beyond. There are mainline trains from Wareham and Poole to London Waterloo and international airports at Bournemouth and Southampton.

## Dolmans Hill, Lytchett Matravers, Poole, BH16 6HP

Approximate Area = 1234 sq ft / 114.6 sq m

For identification only - Not to scale



### Directions

From the A31 take the B3075 in a southerly direction. At Morden Park Corner (junction with the A35) turn left towards Poole. After about 1 mile turn left signposted to Bulbury Golf Club. Proceed past the golf club and after about ¼ mile turn left into Dolmans Hill. The entrance drive to Redbridge Farm will be found on the left hand side after about half a mile.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 582686

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