

LOT
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Sunny Acre, Ringwood Road, Three Legged Cross, Wimborne, Dorset BH21 6RD
*GUIDE PRICE £500,000+



An interesting opportunity to acquire a versatile and extended detached bungalow with attached annexe, a comprehensive range of barns and garaging, set in circa 0.346 hectares/ 0.85 acres.

LOCATION

Three Legged Cross is a thriving village with an excellent range of day to day facilities and amenities including a nursery and first school, dispensing doctors surgery, post office and convenience store, being readily commutable to all of the major road networks leading to the surroundings towns and cities.

DESCRIPTION

An interesting opportunity to acquire a versatile and extended detached bungalow, with integral annexe, conservatory, a comprehensive range of barns, garaging and storage facilities, set in gardens and grounds of circa 0.346 hectares/0.85 acres. Whilst requiring some finishing works in order to complete the project, the property offers spacious living accommodation, which has been adapted for multi generation occupancy.

EXISTING ACCOMMODATION

Ground Floor Conservatory giving access to the main dwelling and annexe, kitchen/ diner, inner hallway, master bedroom with doors to the garden and en-suite bathroom, three further bedrooms, shower room, former bathroom. The Annexe: Open plan dual aspect L shaped lounge/diner with two sets of patio doors leading out to the decked seating area, utility room, bedroom and bathroom.

Outside Gardens and grounds measuring circa 0.346 hectares/0.85 acres, comprising of on drive parking for numerous vehicles, gardens, two large detached barns each measuring circa 20' x 50' with power supplies, garaging and storage facilities, to include a static caravan.

PLANNING

A Grant of Planning Permission was issued by East Dorset District Council on the 19th April 2017, under application number 03/07/0307/ FUL for 'Single Storey Extensions at Sunny Acre, Ringwood Road, Three Legged Cross'. Interested parties must make and rely upon their own planning enquiries of East Dorset District Council Planning Department.

NOTES

The Promap shown is for approximate identification purposes only and is not to scale. Measurements have been made using the Promap Mapping Facility, interested parties must make and rely upon their own measurements. Crown Copyright Reserved.

EPC

Energy Efficiency Rating – To be confirmed.

AUCTION VALUER

Wendy Alexander

VIEWING

Strictly by appointment only with Austin & Wyatt Ringwood 01425 478786. General enquiries Countrywide Property Auctions 01395 275691.

