



HORTON HEATH

NEAR WIMBORNE

PRICE GUIDE £1,395,000





MONMOUTH ASH FARM

HORTON HEATH, HORTON, WIMBORNE, EAST DORSET BH21 7JS

Exciting equestrian/small holding opportunity within this 26 acre site and comprising a superbly renovated period family home, formal gardens and rolling pasture whist overlooking one's very own private lake. This superb acquisition is further enhanced by an extensive arrangement of outbuildings including a 6 bay agricultural barn with further stabling, an open manege and a triple garage whilst planning consent also exists for conversion of 2 additional outbuildings into holiday accommodation.

Conveniently positioned to the north of the pretty market town of Wimborne with its extensive amenities the B3078 is only minutes away providing easy access onto the A31 and M27 making this an ideal location for those seeking an immediate rural environment but within easy access of main roads, motorways and rail links. The area is renowned for its wealth of educational, cultural and recreational amenities including a variety of golf clubs and courses, superb countryside walking and riding with a plethora of local foot paths and bridleways from outside one's gate whilst the New Forest National Park and the award winning beaches and waters of the south coast are all close by. Both commercial centres of Southampton and Bournemouth with their mainline railway stations and airports are easily accessible as are the cathedral cities of Salisbury and Winchester.



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DESCRIPTION

Monmouth Ash Farm is an impressive country house style residence so named because of its historical significance in relation to the capture locally of the Duke of Monmouth, son of Charles II in 1685 at the unsuccessful Monmouth Rebellion and as marked by a commemorative ash tree within the grounds. The house itself has undergone extensive renovation in more recent years the result of which is a stylish and beautifully presented interior with attractively fitted kitchen and bathrooms whilst the accommodation itself is both well appointed and spacious retaining a number of attractive features from its period origins.

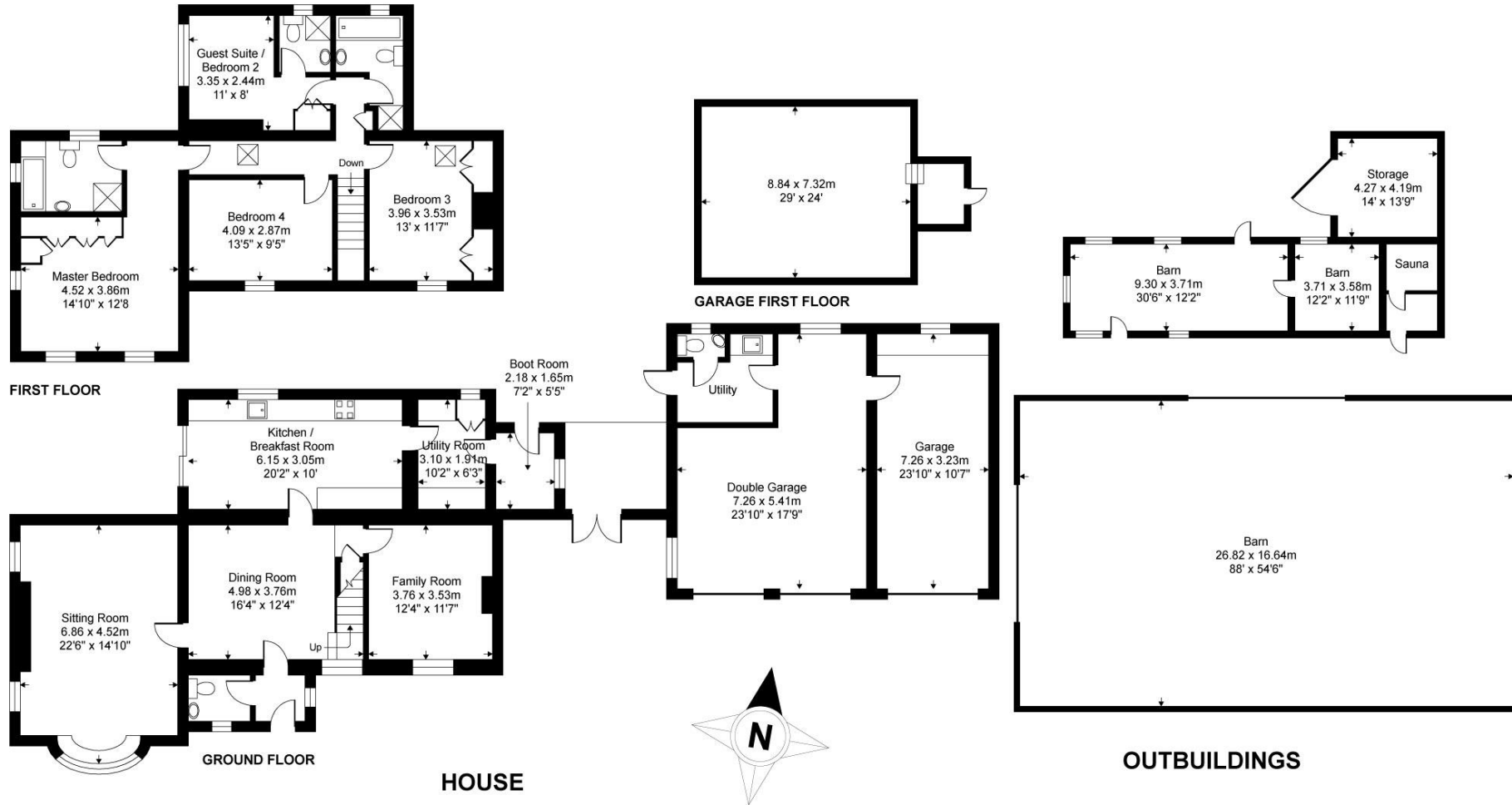
Privately positioned at the end of an almost mile long private farm track electric gates with security entry phone open to the property's sweeping driveway leading to an extensive parking and turning area to the front of the property and the immediately adjacent triple garage complete with entrance lobby/kitchenette and separate WC. Lovely formal gardens surround the property including a raised timber deck from where a superb vista can be enjoyed over the land and a large ornamental and well stocked lake with central island and bridge across providing a delightful haven for wildfowl. Immediately to the rear of the property is a Mediterranean style courtyard bordered by a substantial outbuilding with direct access to the adjacent paddocks and a lean to shelter together with a sauna room. Currently in place is planning consent for change of use and conversion into 2 bedroom holiday accommodation adding a further and very flexible dimension to the overall accommodation (Planning Ref 3/13/0854/COU) whilst there is also permission for change of use above the garage to provide an additional one bedroom flat also for holiday lets (Planning Ref 3/13/0853/COU). Discretely positioned from the property is a substantial 6 bay agricultural barn of block and galvanised sheet construction ideal for the housing of winter livestock and machinery storage together with 2 internal timber loose boxes. The remaining land is divided into a series of grazing paddocks making this an ideal acquisition for the equestrian enthusiast and in this respect other planning permissions include additional stabling (planning ref 3/12/1039/FUL) and an open manege (3/14/0113/FUL).





APPROX. GROSS INTERNAL FLOOR AREA 2059 SQ FT 191.2 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

OUTBUILDINGS APPROX. GROSS INTERNAL FLOOR AREA 7101 SQ FT 659.6 SQ METRES (INCLUDING GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate

Monmouth Ash Farm, Horton Heath, Horton, WIMBORNE, BH21 7JS

Dwelling type: Detached house Reference number: 0365-2605-8205-0574-2235
 Date of assessment: 30 January 2014 Type of assessment: RDSAP existing dwelling
 Date of certificate: 30 January 2014 Total floor area: 242 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy potential of dwelling for 3 years: £ 6,056
Over 3 years you could save: £ 2,544

| Estimated energy costs of this home | | | |
|-------------------------------------|----------------------|----------------------|-------------------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 604 over 3 years | £ 393 over 3 years | You could save £ 2,544 over 3 years |
| Heating | £ 7,704 over 3 years | £ 4,302 over 3 years | |
| Hot Water | £ 507 over 3 years | £ 354 over 3 years | |
| Total | £ 8,815 | £ 4,949 | |

* These figures show how much the average household would spend in this property for heating, lighting and hot water. This includes energy use for heating appliances like TVs, computers and cookers, and any electricity generated by micro-generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 6. The average energy efficiency rating for a dwelling in England and Wales is band C (rating 60).

| Top actions you can take to save money and make your home more efficient | | | |
|--|-----------------|------------------------------|---------------------------|
| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
| 1. Cavity wall insulation | £500 - £1,000 | £ 1300 | Yes |
| 2. Floor insulation | £800 - £1,200 | £ 812 | Yes |
| 3. Low energy lighting for all fixed outlets | £105 | £ 188 | Yes |

See page 6 for a full list of recommendations for this property. To find out more about the recommended measures. And other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run (see page 6).

GENERAL INFORMATION

TENURE: Freehold

SERVICES: Mains water and electricity. Septic tank drainage. Oil fired central heating.

LOCAL AUTHORITY: East Dorset Council – Tax Band E

VIEWING STRICTLY BY APPOINTMENT

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