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EST. 1985

**1 Quarr Cottages, Halls Road, Lytchett Matravers, BH16 6EP**

Guide Price **£925,000**





# 1 Quarr Cottages, Halls Road

Lytchett Matravers, Poole

1 Quarr Cottages is a charming Grade II listed period cottage, complemented by a modern detached annexe, discreetly positioned at the end of a private road within the highly desirable village of Lytchett Matravers. Steeped in history and brimming with character, this delightful home must be viewed to be fully appreciated.

The main cottage immediately impresses, with a generously proportioned entrance hallway leading through to a practical utility room. The cosy lounge is rich in character, featuring exposed ceiling beams and an attractive inglenook fireplace with a wood-burning stove, creating a warm and inviting atmosphere. Adjacent to the lounge is a well-proportioned dining room, ideal for family gatherings and entertaining. The kitchen has been tastefully modernised, offering a range of fitted units complemented by a striking granite worktop. Completing the ground floor is a family bathroom, providing a relaxing space to unwind.

On the first floor are three bedrooms, with the principal bedroom benefiting from a cloakroom, shower cubicle and built-in wardrobe.



Externally, the property enjoys a generous southerly facing garden, mainly laid to lawn with ample areas for outdoor seating and relaxation. A charming stream runs along the end of the garden, enhancing the tranquil setting.

A true highlight of the property is the detached annexe, which offers excellent versatility and presents an ideal opportunity for Airbnb income or independent living for a relative. The ground floor provides a private entrance, double doors opening into an impressive workshop/garage, along with a separate cloakroom and studio room.

The first-floor annexe is beautifully presented and comprises a bright open-plan kitchen/living area with delightful views over neighbouring fields. There is a separate bedroom with a modern en-suite shower room and a private balcony enjoying exceptional countryside views.

Further benefits include ample off-road parking, a car port and central heating. An internal inspection is highly recommended to fully appreciate the charm, character and flexibility this unique home has to offer.







Lytchett Matravers is a highly sought-after Dorset village offering a strong sense of community, local shops, a well-regarded primary school, village pubs and beautiful surrounding countryside.

The village provides excellent access to Wareham, Poole and Wimborne, with mainline rail services available at Wareham and Poole, making it ideal for those seeking village living with convenient commuter links.

Council Tax band: E

Tenure: Freehold



































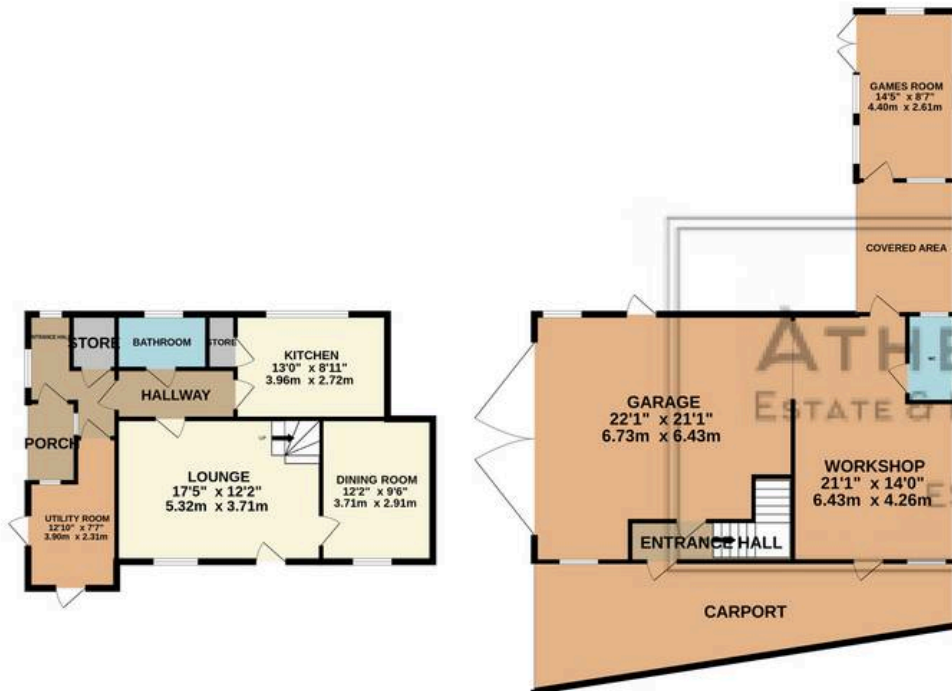








GROUND FLOOR  
1991 sq.ft. (185.0 sq.m.) approx.



1ST FLOOR  
1037 sq.ft. (96.4 sq.m.) approx.



TOTAL FLOOR AREA : 3029 sq.ft. (281.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Athertons Estate Agents

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