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North Gorley, Fordingbridge, SP6 2PQ Freehold

Stunning, mature and private grounds, totalling 0.5 acres, extensive parking and a detached double garage, are just a few features of this truly exceptional, barn conversion, which comes with the added benefit of an attached holiday cottage/annexe that provides a healthy income

The Barn & Jenny Wrens (holiday cottage) offers incredibly stylish, flexible and spacious accommodation, with around 2500 square foot of accommodation, perfect for anyone wanting a truly impressive family home, a home with income or a multi-generational purchase and needing an annexe.

This gorgeous, sympathetic conversion offers five versatile bedrooms (not including the holiday cottage), three sleek, modern bath/shower rooms and two receptions. The impressive kitchen/breakfast room has been designed to maximise the space on offer and is fitted in a range of oak units with contrasting, black granite worktops and built in Neff oven and hob in addition to an oil powered Rayburn oven. Adjoining the kitchen area is a stunning, beamed orangery, which enjoys views over, with direct access onto the outside terrace.

The sitting room boasts a dual-aspect, rich oak flooring and inglenook fireplace with wood burner. From the sitting room is a sound-insulated, lockable door that leads (should you need the additional space) to Jenny Wrens.

Jenny Wrens is currently run as a successful holiday cottage, with advanced bookings (prices per week ranging from £720-£1100). It has a beautiful, vaulted living space with log burner, a delightful en-suite double bedroom and comprehensively fitted kitchen/breakfast room. It could also be easily incorporated back into the main house if required. It also has direct access out onto its own sheltered/private terrace.

Outside are well-tended, private grounds that have a sunny westerly aspect. Accessed by doors from the sitting room and orangery is a terrace which has been designed with outdoor entertainment in mind. The grounds are mainly laid to lawn with mature and established trees and hedging. Located to the side of the plot is a really useful timber storage barn, perfect for lawn tractors, garden furniture or even a workshop if needed.

A five-bar gate and cattle grid lead to a sweeping 'carriage driveway', providing extensive parking and turning. It passes the detached double garage (with remotely operated door) and then past the entrance porch and a further, private seating area.

Located in the quiet Hamlet of North Gorley and situated in an enviable position within the magnificent New Forest National Park. The Barn offers excellent access to great walking, cycling and horse riding on the nearby Gorley Common, a perfect spot for outdoor pursuits, set in a peaceful forest community. Nearby is a local farm shop (Hockey's), and within walking distance is the popular Royal Oak Public House. The market town of Ringwood is approximately 5 miles away comprising a wide variety of shops, cafes, restaurants, leisure facilities and excellent schooling. The quaint town of Fordingbridge is approximately 2 miles away also offering superb facilities, with the historic city of Salisbury approximately 10 miles North. For commuters, the easily accessed A338 provides direct links to the larger coastal towns of Bournemouth and Christchurch (approx. 12 miles) and the A31 links to the M27 to Southampton (approx. 20 miles).

COUNCIL TAX BAND: G

ENERGY PERFORMANCE RATING: D







Jenny Wrens



Jenny Wrens



Jenny Wrens



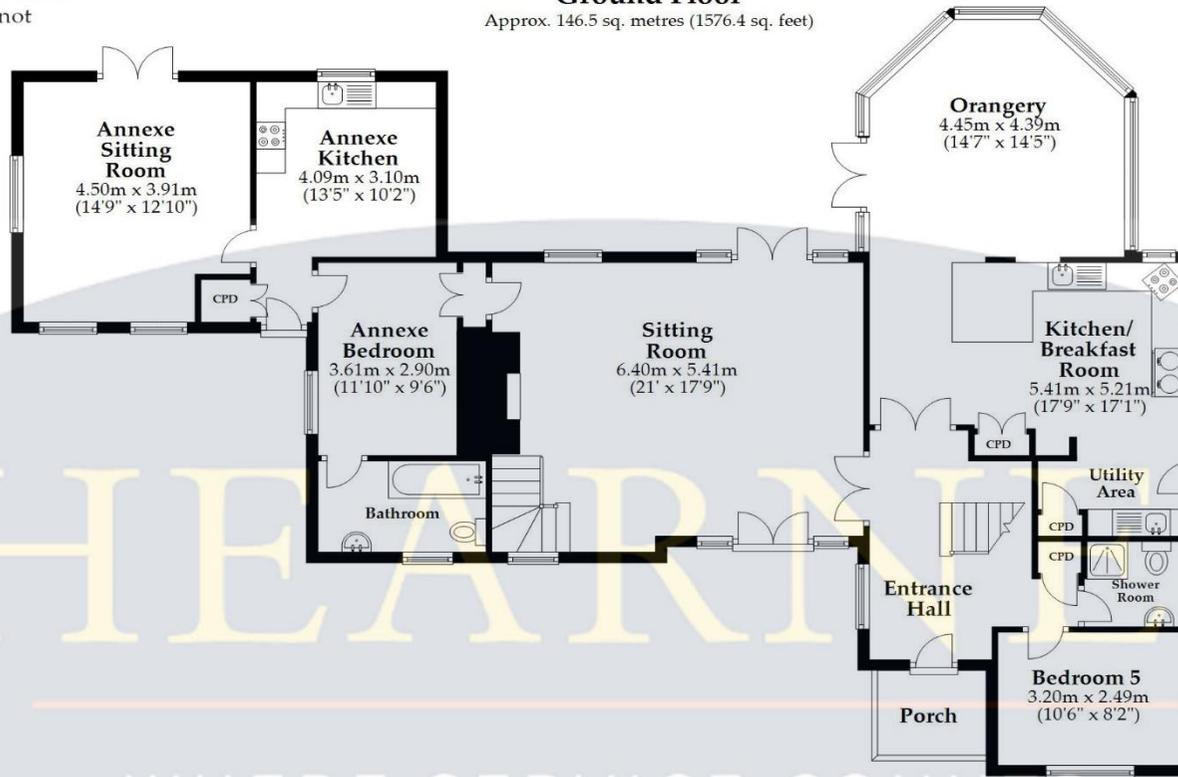
Jenny Wrens



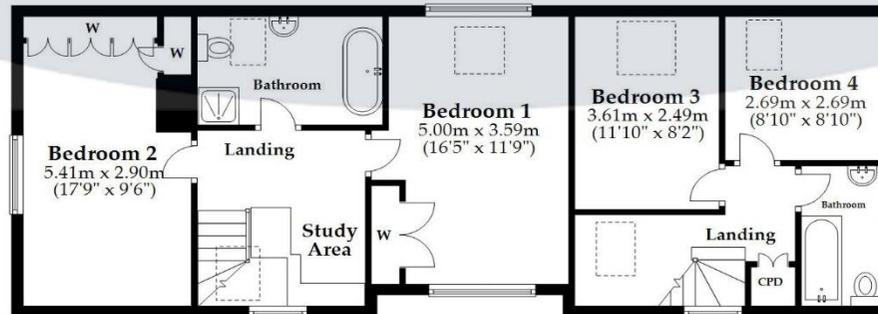
Jenny Wrens

Note: Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy.

Ground Floor
Approx. 146.5 sq. metres (1576.4 sq. feet)



First Floor
Approx. 79.7 sq. metres (857.4 sq. feet)



Total area: approx. 226.1 sq. metres (2433.8 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







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