



THE HAYLOFT, RUDDLEMOOR FARM, HORTON ROAD, WOODLANDS, WIMBORNE,
DORSET, BH21 8NE
£360,000 LEASEHOLD

A SPACIOUS 3 BEDROOM FIRST AND SECOND FLOOR APARTMENT WITH OUTSTANDING VIEWS OVER THE ADJACENT FIELDS AND WOODLAND, IN A RURAL GATED COMMUNITY ABOUT 8 MILES FROM WIMBORNE.

SUMMARY:

The property has wavy board elevations under a ridged roof of small plain tiles, and full height glass screens to 2 elevations. An external staircase leads to the property.

The property also has 2 allocated parking spaces, and an electric boiler. The sellers are creating a new lease of 999 years with a peppercorn ground rent. The maintenance will be on a 50/50 basis with the Old Grainstore. This property will also have a share in the freehold of Ruddlemoor Farm Management Ltd. The current management charge is £314 per annum.

AT A GLANCE

- Very well presented
- Spacious 3 bedroom first and second floor apartment
- Living area with feature wood burner
- 2 bathrooms
- Rural gated community



DESCRIPTION:

A composite front door leads to a hallway where there is a small utility area (with a worktop and a Hotpoint washing machine).

The kitchen/breakfast room has a good range of units, work surfaces, shelved corner unit, breakfast bar, concealed worktop lighting, Hotpoint single oven and grill, Hotpoint 4-plate ceramic hob, extractor, integrated larder fridge and freezer, space for table and chairs, and a full height double glazed glass screen with fine views over the adjacent farmland.

The main living area has a feature wood burner on a slate plinth, a slate wall feature, understairs storage cupboard, and an airing cupboard housing a pressurised hot water cylinder.

Bedroom 3 is a spacious double room with a full height window overlooking the greenbelt. There is a shower room with shower cubicle, wash basin and WC.



From the living area, a staircase leads to the second floor landing. Bedroom 1 is a spacious, L-shaped bedroom with a rooflight and access to eaves storage. Bedroom 2 has a rooflight and access to eaves storage. The family bathroom comprises corner bath, wash basin, WC and rooflight with a superb country view.

Outside there is a rectangular lawn enclosed by post-and-rail fencing, with young beech trees, beyond which there is an area of meadowland enclosed by mixed hedges, with established trees and shrubs.

LOCATION:

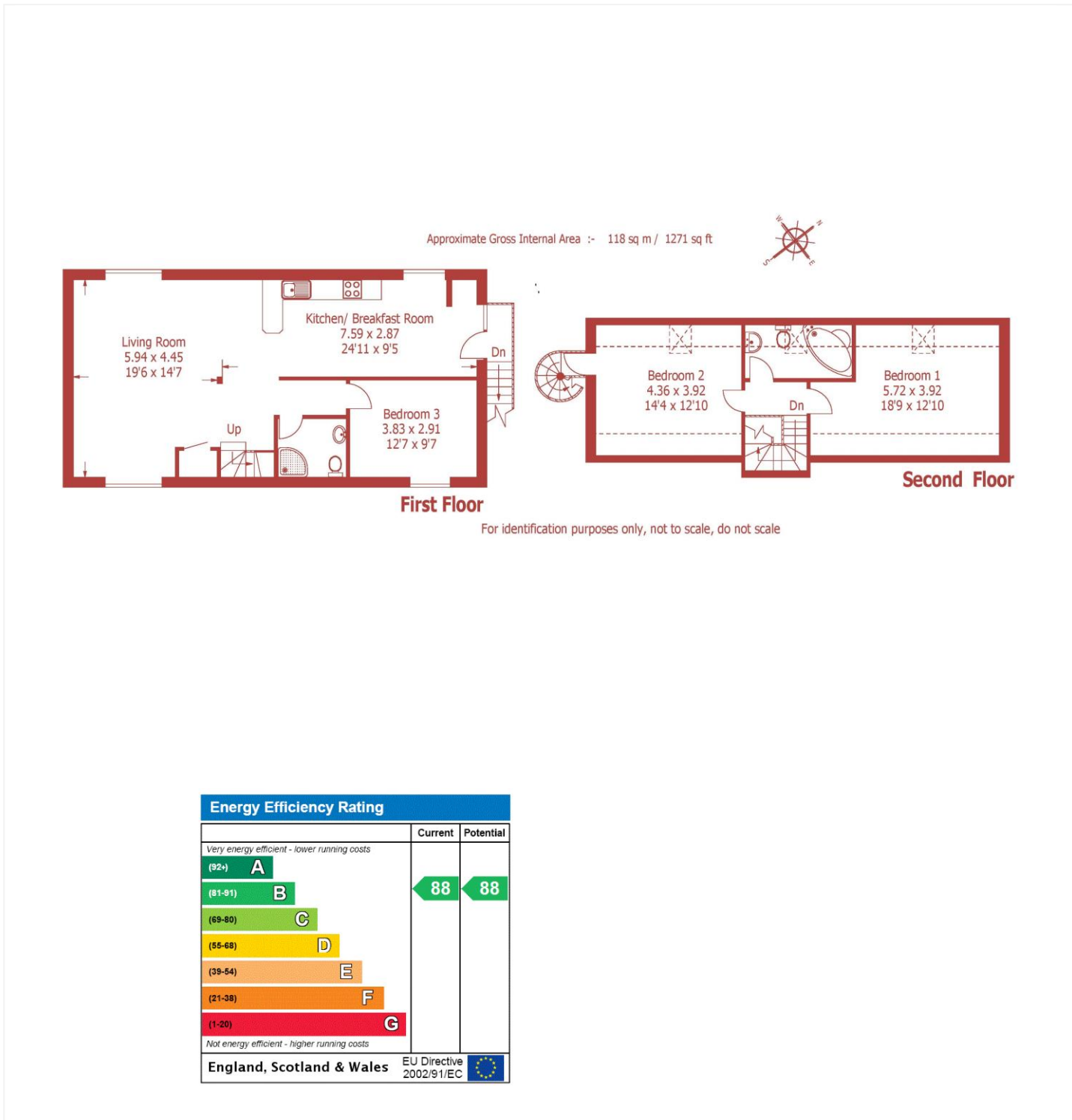
Ruddlemoor Farm is in a rural gated community of 7 properties accessible off a long private driveway, close to the renowned Remedy Oak Golf Club, enjoying easy access to Cranborne, Ringwood and the New Forest, and about 8 miles north of the market town of Wimborne Minster.

COUNCIL TAX: Band C

DIRECTIONS:

From Wimborne, proceed north on the B3078 towards Cranborne. At the Horton Inn, turn right and proceed into Horton. Turn left towards Woodlands and proceed past Remedy Oak Golf Club on the right. Ruddlemoor Farm can be found on the left hand side before reaching the Woodlands village sign.





This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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