



HEARNES

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Ibsley, Ringwood, Hampshire, BH24 3PP

FREEHOLD

A fabulous four bedroom Grade II quintessentially circa 1800 thatched cottage steeped in immense character and charm and situated in a wonderful semi-rural location on the edge of the New Forest National Park with views over the River Avon to the front and backing onto open farmland to the rear. Set within a good size plot of approximately 0.83 of an acre on the outskirts of Ringwood and benefitting from a self-contained lodge which could be used for additional accommodation or holiday let/bed and breakfast.

The generous accommodation of just over 3871 sq. feet has retained many period features including inglenook fireplaces with wood burning stove, exposed beams, limestone plaster walls and ceilings and latch style doors. The entrance porch has a thatched canopy and opens into the distinctive sitting room which has a staircase rising to the first floor, inglenook fire place and latch style doors opening into the dual aspect living room which overlooks the gardens and river beyond and also has a feature fireplace with a coal burning stove and the kitchen/breakfast room. The kitchen/breakfast enjoys also views over the River Avon and Harbridge Bridge and offers an excellent range of farmhouse house style floor and wall mounted units with complimenting worksurfaces, a Range master style cooker with extractor over, tiled walls, integrated dishwasher and space for a table and chairs. The inner hallway is accessed from the sitting room and has a large linen cupboard and provides access to the family bathroom which has a traditional suite and the dining room. The attractive dining room also has a dual aspect, a pretty inglenook fireplace and staircase rising to the first floor. The rear inner hallway provides access onto the gardens, the utility room with further storage cupboards, butlers sink and space and plumbing for laundry appliances and games room. Added by the current owners the triple aspect games room is a superb appendage to the property and is particularly spacious with ample space for a full size snooker table, bar with four bar stalls and double doors opening onto the patio area and gardens.

The staircase from the sitting room leads to the first floor landing which provides access to two of the bedrooms with bedroom one being triple aspect with the most amazing views and fitted wardrobes. Bedroom two has a feature fireplace and vanity unit with wash hand basin and stunning views over the river. The family bathroom is also located on this landing with a customary suite with a ball and claw bath and separate shower cubicle. The staircase from the sitting room leads up to a further landing which provides access to two further bedrooms with bedroom three having a built in cupboard and bedroom four a vanity unit with wash hand basin and an additional doorway opening into the other landing.

The open plan lodge is a self-contained and adjoins the large garage and carport and has a utility area and en-suite shower room and offers a great opportunity for additional income as is the two bedroom static caravan located at the rear of the garden.

The front of the property is approached via a five bar gate opening onto the courtyard front garden providing ample off road parking and bounded by brick walling. The cottage is well positioned within its extensive plot with the gardens being mainly laid to lawn with a pond and pretty flower and shrub borders.

Viewing is highly recommended to appreciate the fantastic location and character of this amazing cottage being offered with NO ONWARD CHAIN.

COUNCIL TAX BAND: G

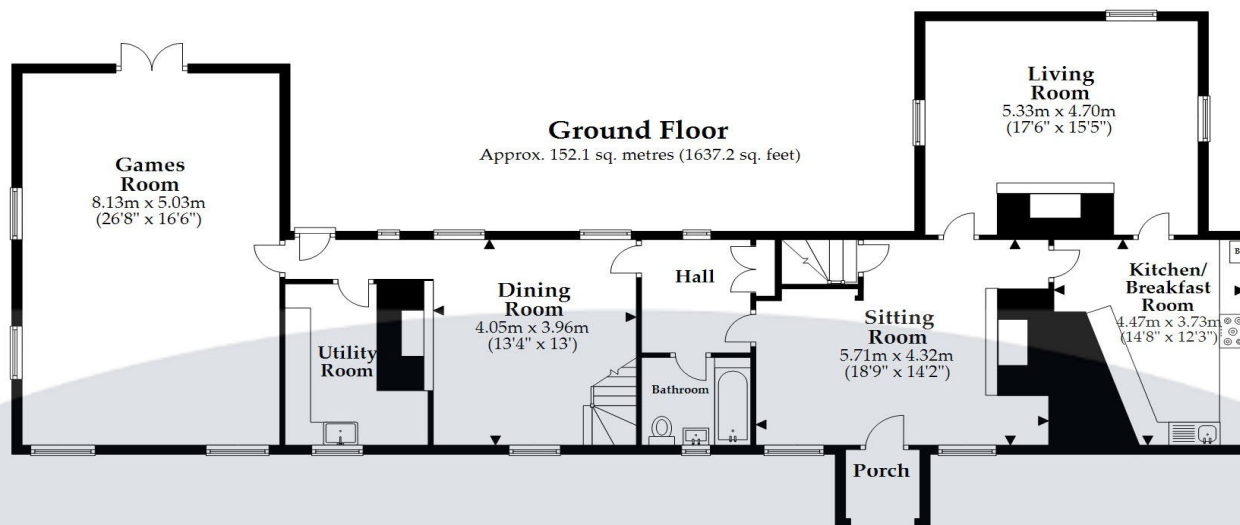
ENERGY PERFORMANCE RATING: D

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and do not form part of the contract.





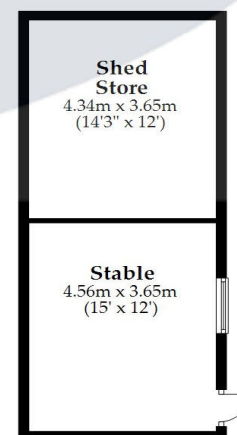
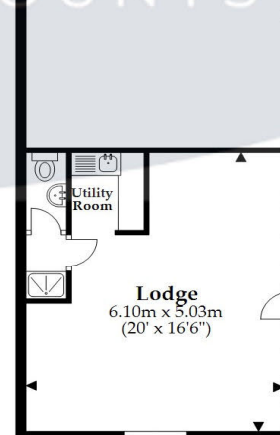
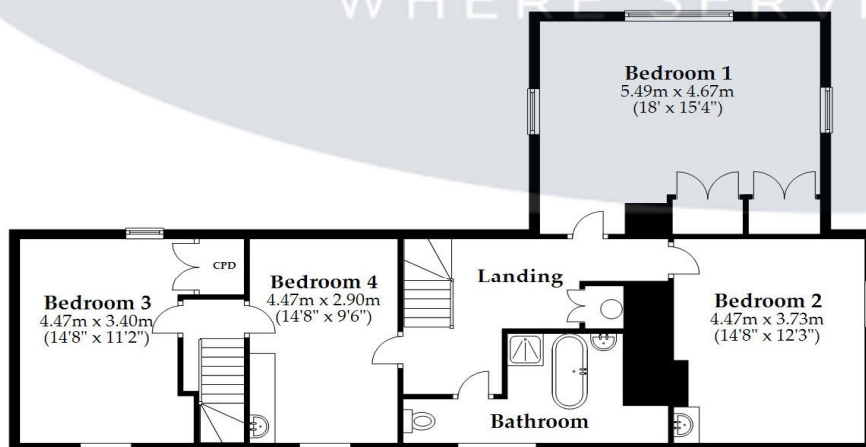
Note; Measurements were not taken by LJT Surveying and we cannot guarantee their accuracy



Outbuildings
Approx. 107.9 sq. metres (1161.0 sq. feet)

Carport
8.71m x 5.03m
(28'7" x 16'6")

First Floor
Approx. 99.8 sq. metres (1073.7 sq. feet)



Total area: approx. 359.7 sq. metres (3871.9 sq. feet)

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







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