



Haycrafts Lane

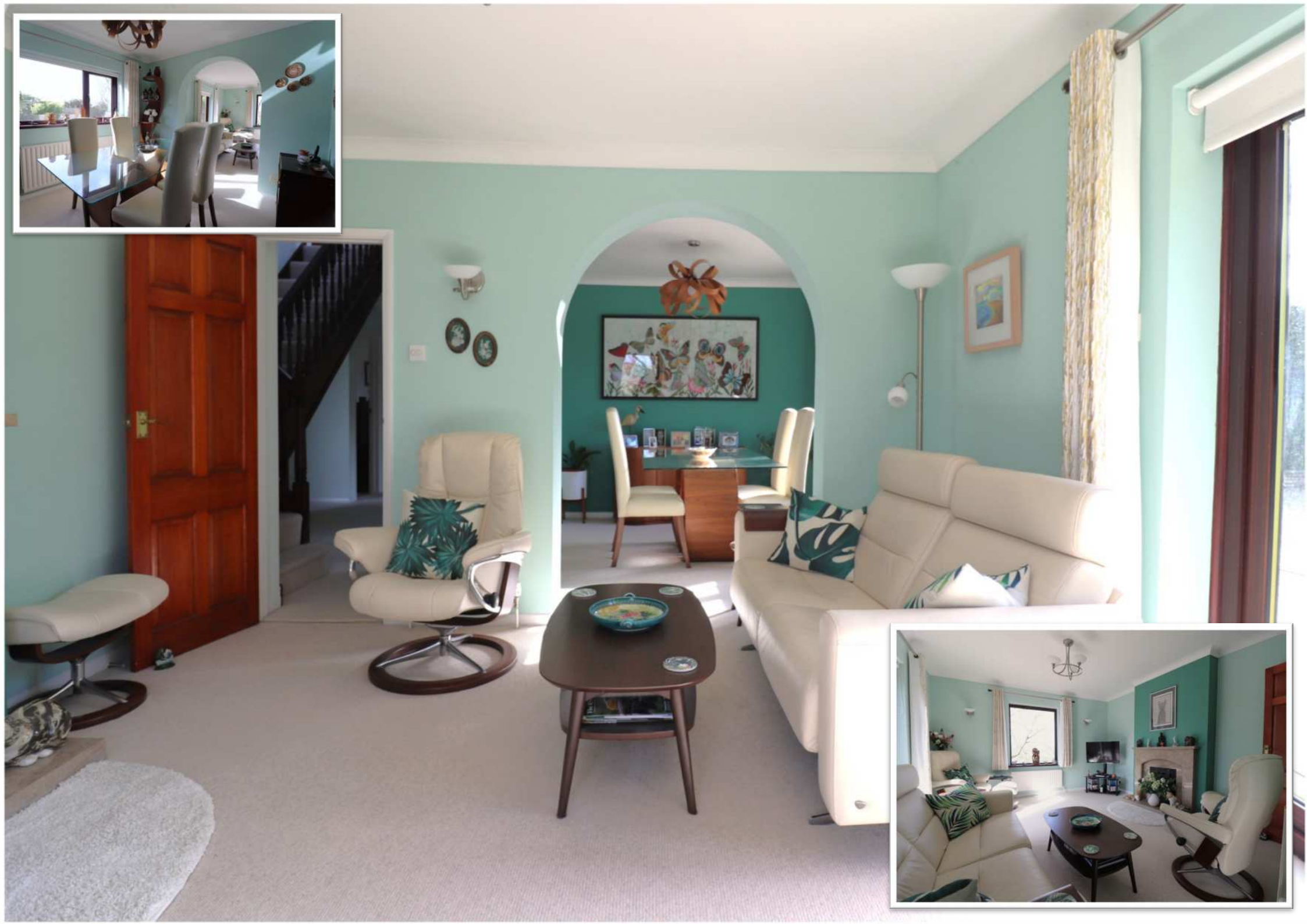
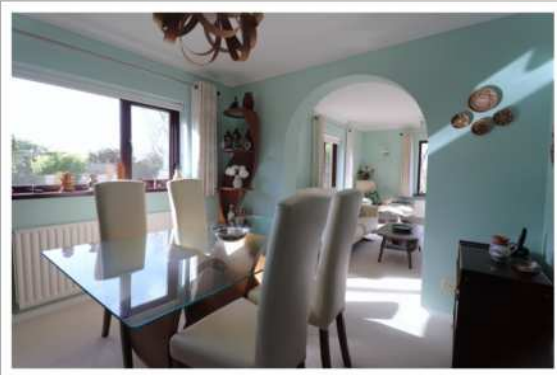
Swanage

BH19 3EE

BEAUTIFULLY PRESENTED & WELL MAINTAINED 4 BEDROOM DETACHED HOME IN RURAL, ELEVATED POSITION OFFERING VIEWS OVER THE PURBECK HILLS TO CORFE CASTLE & THROUGH THE VALLEY TO SWANAGE BAY, WITH GLIMPSES OF THE ISLE OF WIGHT.

Guide Price £925,000

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This spacious 4 bedroom house built from a combination of brick and rendered elevations under a tiled roof is located on the hill above the valley hamlet of Harmans Cross, between Kingston and Langton Matravers, a quiet and very private setting, enjoying stunning countryside views through the valley to Corfe Castle, along the length of Nine Barrow Down to Ballard Down with glimpses of Swanage Bay and the Isle of Wight on a clear day.

The sweeping, paved driveway leads up to the front door, detached garage and parking, a storm porch covers the front door which opens into the Entrance Hall from which all ground floor rooms are accessed. The Sitting Room is a delightful light room with dual aspect, window with rural views and patio doors to rear garden. A polished Purbeck stone fireplace houses a fully functioning multi-fuel stove for cosy winter evenings and there is ample space for comfortable seating. An open archway connects the Dining Room, which also has access from the Hallway, easily accommodates dining table, chairs and sideboard storage, the matching décor complements the space for each room yet connects them seamlessly. The Kitchen has been stylishly designed with a good range of white wall and base units topped with a quartz worktop, inset with sink and gas hob, also providing ample workspace and breakfast bar area. There is an integral, eye level oven and combination microwave oven, fridge freezer, dishwasher and extractor canopy over the hob. The conservatory is accessed from the Kitchen running along the side of the house and opening out at the rear of the house providing a pleasant seating or dining area during warmer days with doors opening on the rear decked terrace.

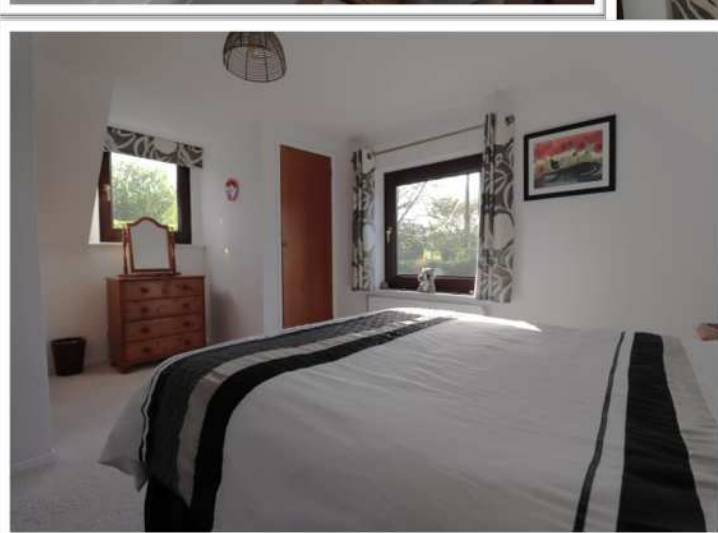
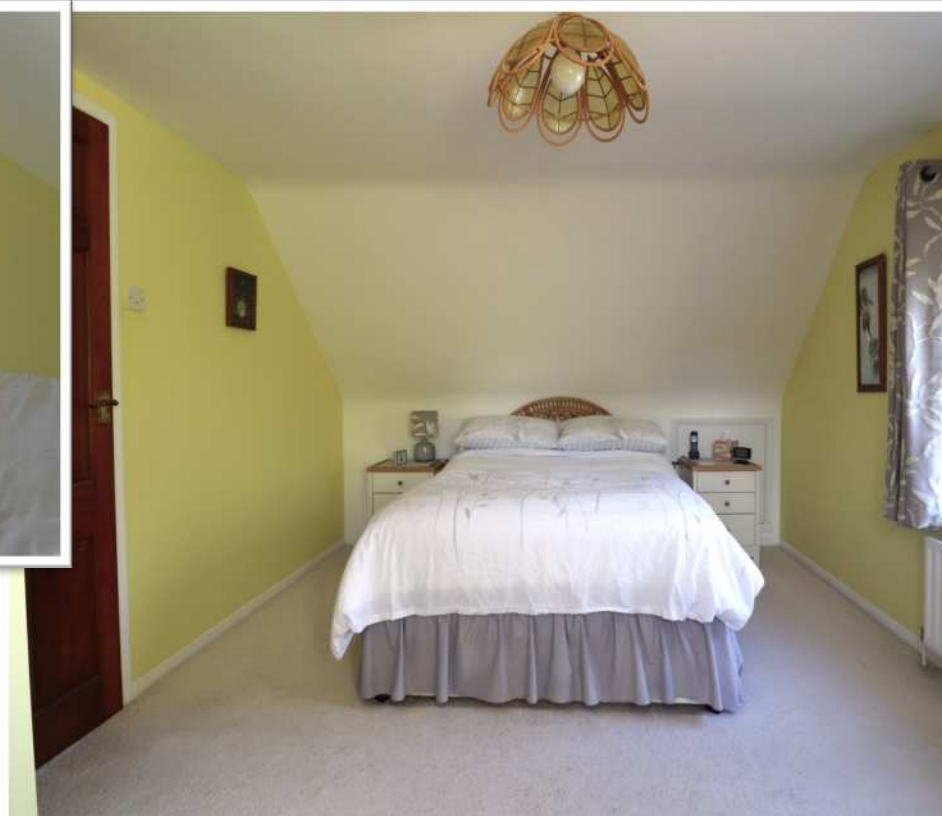
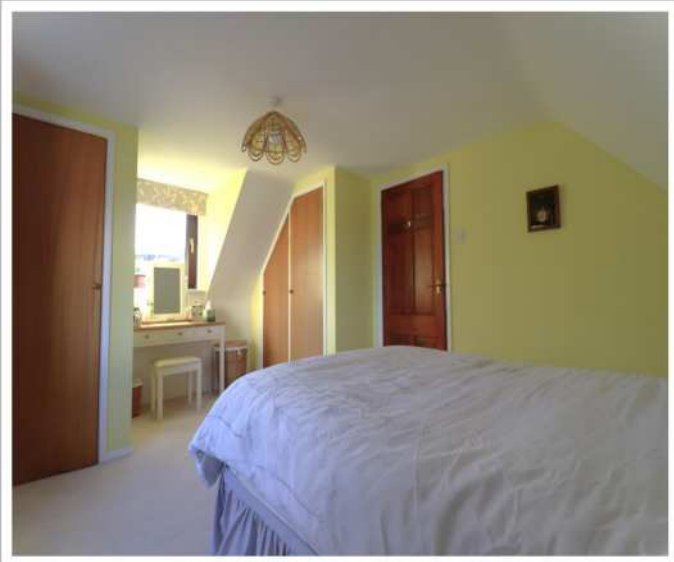


There are two double Bedrooms on the ground floor, one of these is used as a study by the current owner, both are dual aspect rooms with good natural lighting with one of them enjoying uninterrupted views of Nine Barrow Down over the valley below. The ground floor Shower Room comprises walk-in corner shower, heated towel rail and built in vanity storage incorporating the wash basin and concealed flush w.c.

First Floor – Stairs from the Hallway lead up to the first floor landing, 2 double bedrooms and bathroom. Both bedrooms are dual aspect, the first with south and east facing windows overlooking the front garden and providing glimpses of the sea and Isle of Wight on a clear day. The second has south and west facing windows overlooking the rear garden and extending countryside views of the hills ranging from Corfe Castle westwards to Cocknowle and beyond. Both rooms are spacious having built in wardrobe storage. The Bathroom comprises bath, heated towel rail and built in vanity storage incorporating wash basin and concealed flush w.c. A south facing Velux rooflight floods the room with light.

Outside – A detached single garage with double doors is a great storage space, to the rear of the garage is a separate utility type area, where the central heating boiler and system is located. The rear garden has been landscaped with a large hardwood decked area close to the house which opens out onto a gravel garden with specimen planting, pergola and separate paved seating area. There is also a split level pond containing water lilies with water circulating via a waterfall. A combination of Purbeck stone wall, fencing and hedging enclose the garden with Purbeck stone retaining walled planted borders, a lovely tranquil setting to enjoy throughout the day. The front garden is laid mainly to lawn with the paved driveway leading from the access road to the garage and parking area in front of the house. A combination of walling, hedging and fencing define the boundaries and screen the oil tank (for central heating & hot water) and gas bottles (for cooking). There are a few small statement trees, underplanted with pretty, naturalising daffodils and primroses, a lovely Spring display to start the garden year.

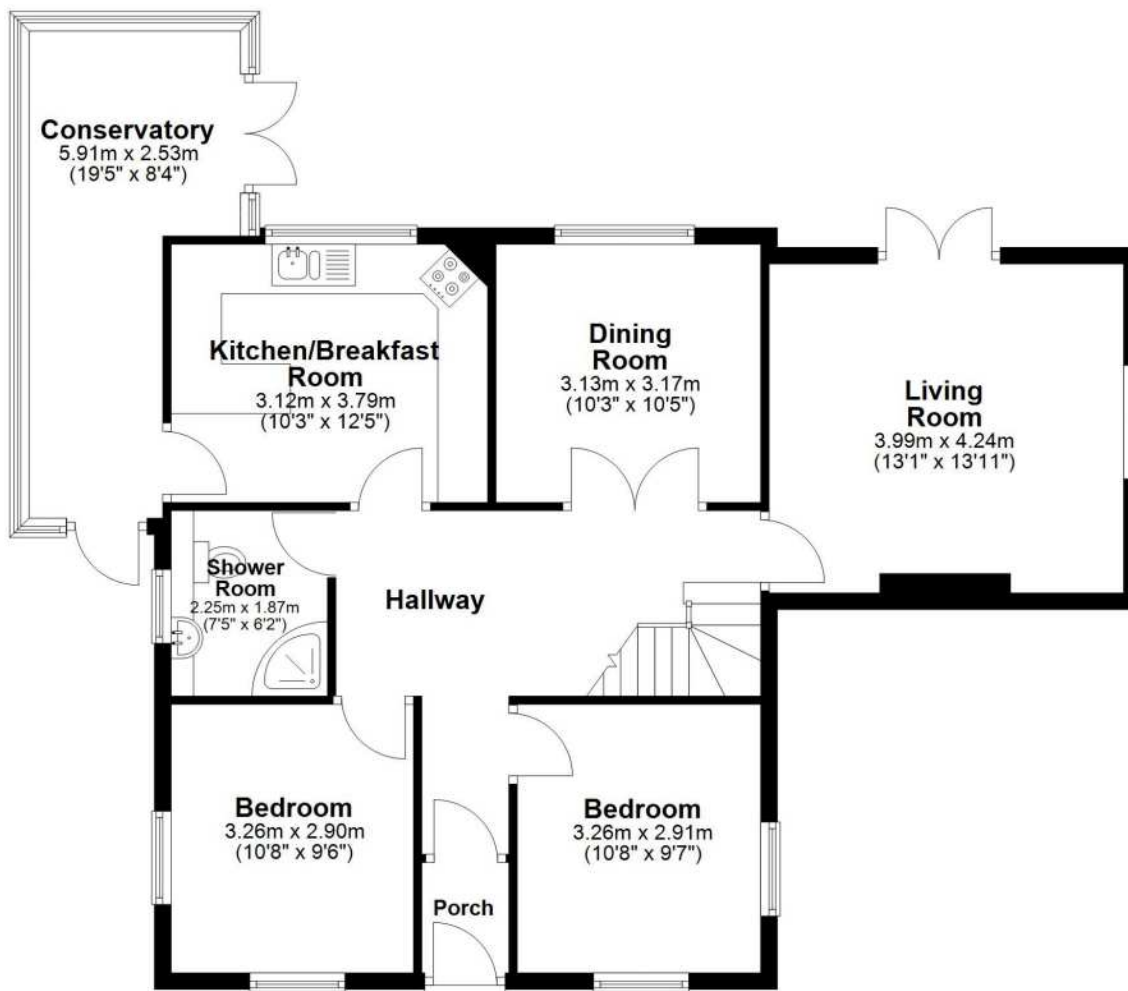






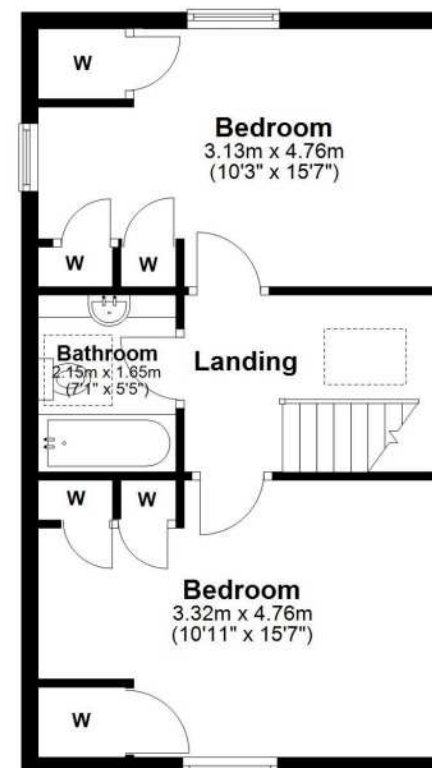
Ground Floor

Approx. 92.0 sq. metres (989.8 sq. feet)



First Floor

Approx. 42.1 sq. metres (452.7 sq. feet)



Outbuilding

Approx. 21.0 sq. metres (226.3 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Total area: approx. 155.0 sq. metres (1668.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, Windows, rooms and any other items are approximate and no responsibility is taken for error Omission and misstatement. 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

Plan produced using PlanUp.



Corfe Castle

Steam Train

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Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk

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