



6 FRAMPTONS COURTYARD, HOLTWOOD, WIMBORNE, DORSET, BH21 7BZ
£325,000-335,000 SHARE OF FREEHOLD

AN IMPRESSIVE PENTHOUSE APARTMENT WITH 2 PARKING SPACES AND SUPERB RURAL VIEWS, IN A SPECIAL GATED RURAL DEVELOPMENT IN A POPULAR RURAL HAMLET ABOUT 5 MILES NORTH OF WIMBORNE.

SUMMARY:

Frampton's Yard comprises 3 barn style single storey homes and 3 converted apartments, accessed via electric gates and a private tarmac road, backing onto open farmland, with stunning views over the adjacent countryside.

It is tucked away from the village road in a quiet rural location, close to Holt Forest and Queen's Copse, areas of woodland managed by English Nature.

AT A GLANCE

- - Special rural development
- - Dual aspect living/kitchen/dining room
- - Study area and balcony
- - Own front entrance door
- - 2 allocated parking spaces
- - Superb rural views



DESCRIPTION: Converted to a high standard from former offices in 2023, the apartment is highly insulated and has elevations of Michelmersh red bricks and quality cement boarding, and a gabled steel roof. There are high quality Velfac windows (aluminium outside and timber inside), an efficient airtightness heating system, high speed broadband, and the remainder of an Advantage 10-year structural warranty.

The property is connected to mains water and electricity, and shares a private drainage system with its own treatment plant. Quality floor coverings include ceramic tiles, carpeting and engineered oak flooring, and the apartment has its own front door, and 2 allocated parking spaces.

There is an entrance hall with engineered oak flooring, an L-shaped walk-in storage room and a straight staircase to the first floor, where there is a utility cupboard, with washing machine/tumble dryer, and bifold doors to a covered balcony (with chrome and glass balustrade and a fine open outlook.) A walkway and 2 steps lead up to a dining room/study with a high vaulted ceiling. The dual aspect living/kitchen/dining room has a vaulted ceiling and a superb open outlook over farmland. The contemporary style kitchen features integrated appliances, Quartzite worktops, and a door to a useful store.



Bedroom 1 is a double room with an en suite shower room, and bedroom 2 is a double room with a cupboard. There is also a fully tiled family bathroom.

Outside, there are 2 allocated parking spaces.

MANAGEMENT COMPANY: All 6 properties pay an annual fee to cover maintenance of communal planting, entrance gates and sewage treatment plant, and there is an additional management company for the apartments to cover the maintenance of the exterior fabric of the building. £250 per quarter is payable.

LEASE DETAILS: 999 years from 2023. Share of Freehold.

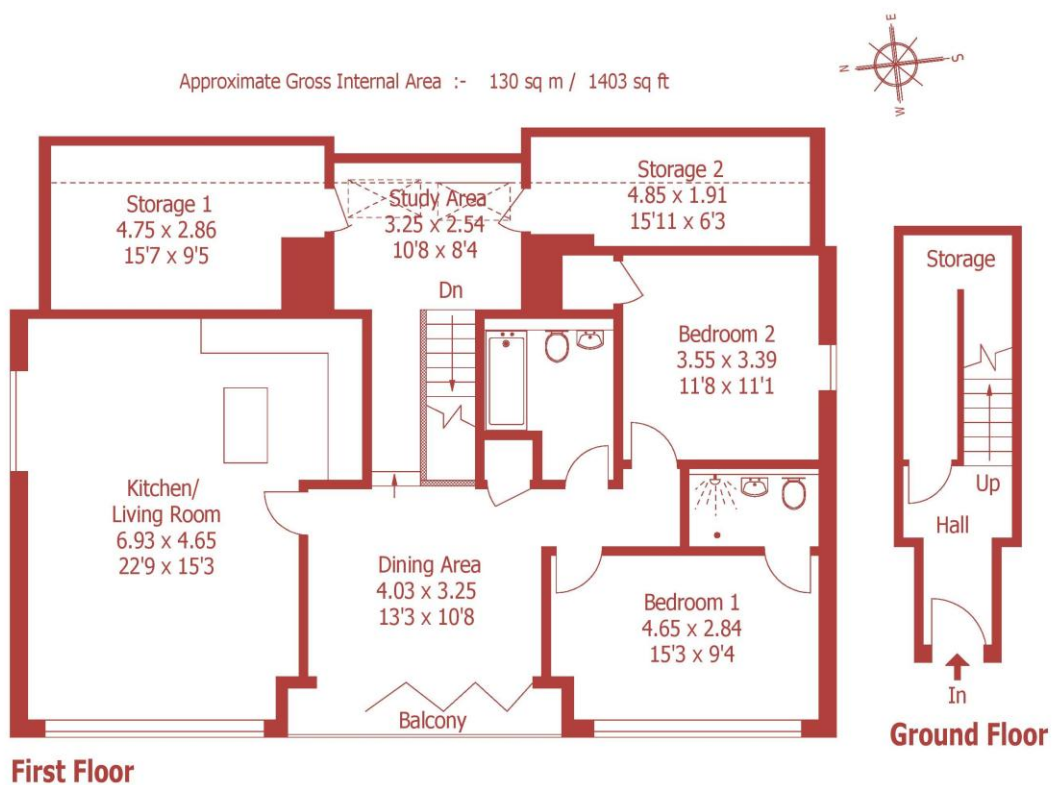
LOCATION: Holtwood is an attractive rural hamlet about 5 miles north of Wimborne. The adjacent village of Holt has a village hall and The Old Inn pub/restaurant. There is a post office/shop about a mile away in Furzehill, and Wimborne offers an excellent range of amenities.

There are First Schools in Gaunts Common and Witchampton, and Dumpton Preparatory School just outside Furzehill, and the wider area is well served by state and independent schools including Queen Elizabeth's, Corfe Hills, Canford, Castle Court, Clayesmore and Bryanston. The coastal towns of Poole and Bournemouth, both of which have mainline rail links to London Waterloo, are within about 30 minutes' drive.

COUNCIL TAX: Band C

DIRECTIONS: From Wimborne, proceed north on the B3078 towards Cranborne. Turn right into the village of Furzehill. Pass The Stocks Inn on the left hand side and take the second turning on the left to Gaunts Common. After 2.5 miles, having passed Holt Football Club and St James First School, turn right at the crossroads, signposted to Holtwood. Continue past Holtwood Chapel and Queens Copse Lane on the left, continue and Framptons Yard can be found on the left hand side.





For identification purposes only, not to scale, do not scale



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (95+)		
B (81-91)	85	85
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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