

148 Burley Road, Bransgore, Christchurch,
Dorset, BH23 8DB

Guide Price **£900,000**



Bedrooms



Living



Bathroom/Shower



Parking/Garage



EST
1992

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HOME WITH INCOME

A DELIGHTFUL PROPERTY WITH A LICENCE FOR A SMALL CARAVAN SITE, ON A SECLUDED PLOT OF APPROXIMATELY 1/3 OF ACRE, MAKING AN IDEAL HOME WITH HOLIDAY LET OR LONGER TERM RENTAL INCOME, WITH SCOPE FOR UPDATING AND FURTHER IMPROVEMENT, ATTRACTIVELY POSITIONED ON THE EDGE OF THE NEW FOREST NATIONAL PARK

A rare opportunity to acquire a characterful period home which has been in ownership for three generations, with established caravan use offering a fantastic home with income lifestyle, upon a secluded 1/3 of an acre plot making for an idyllic environment within an oasis of wildlife and adjacent to ancient woodland, in a highly regarded location on the edge of Bransgore and the convenient Western fringe of the New Forest National Park with beautiful villages and walks close to hand and only four miles from the harbourside town of Christchurch and its stunning neighbouring coastline

There are 3 static caravans in situ with a licence in place for both short term or long term lets, giving a strong foundation for a buyer looking for a home and income lifestyle, the units now require updating or replacement in order to maximise appeal and income. in our opinion, this could make a highly profitable boutique holiday offering in a high-demand tourist area.

The main three bedroom residence which offers charming accommodation and many characterful features, comprises a large Living Area with wood burning stove, a modern Kitchen with separate Utility Room, a ground floor Bedroom and a ground floor Shower Room whilst to the first floor are two good size Bedrooms and a Bathroom. The property has been lovingly maintained and is well presented throughout but does also offer scope for modernisation and enhancement

The static Caravan units are well separated from the main Residence and each unit is enclosed with its own Garden area.

The attractive and secluded grounds which are enclosed by mature hedgerow benefit from two vehicular entrances, vast parking facilities and two Garages (ideal for storage, maintenance or workshop use).

COUNCIL TAX BAND: E
TENURE: FREEHOLD



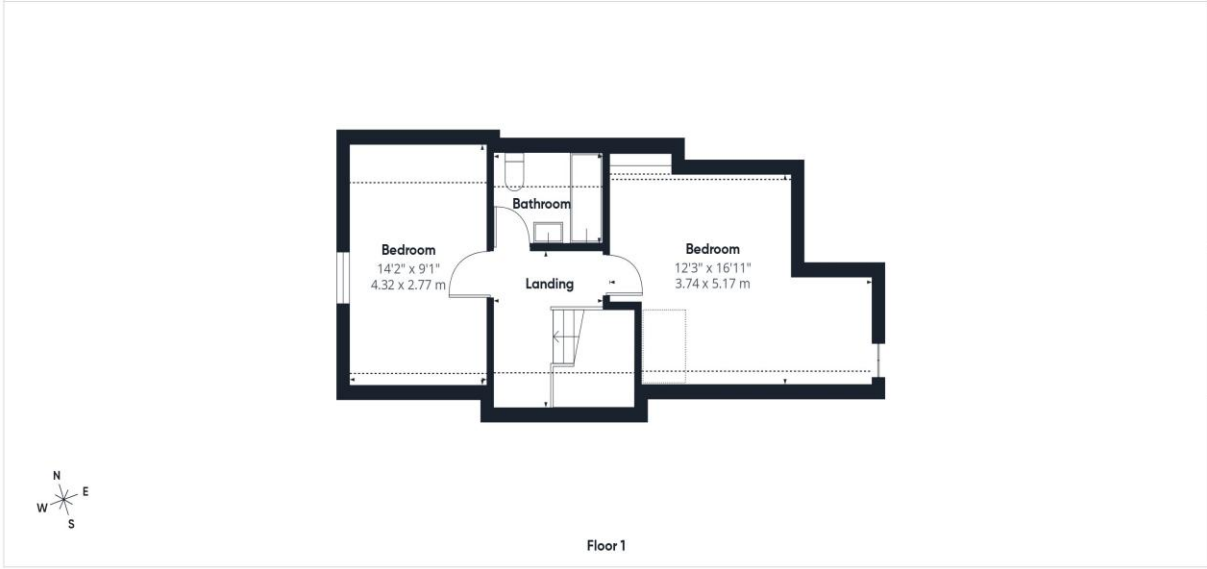
KEY POINTS

- Incredibly rare opportunity
- Home with holiday let or longer term rental income
- Charming period property
- Scope for improvement
- Substantial & secluded plot
- Idyllic location



Approximate total area⁽¹⁾
1287 ft²
119.6 m²

Reduced headroom
59 ft²
5.5 m²



(1) Excluding balconies and terraces

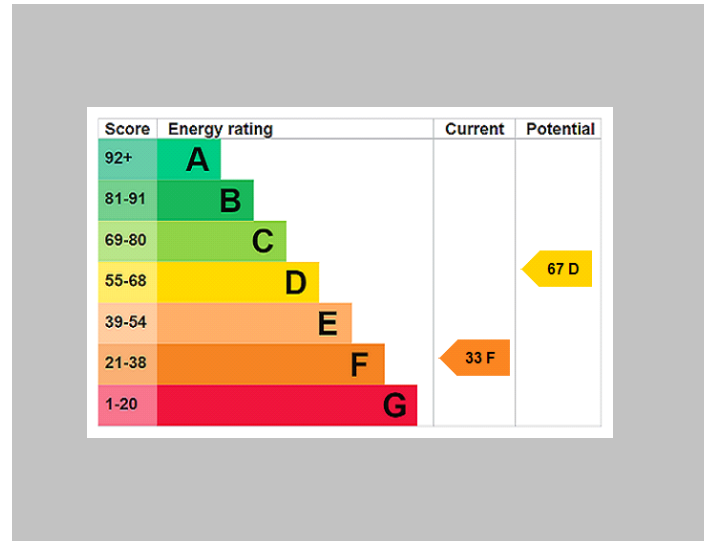
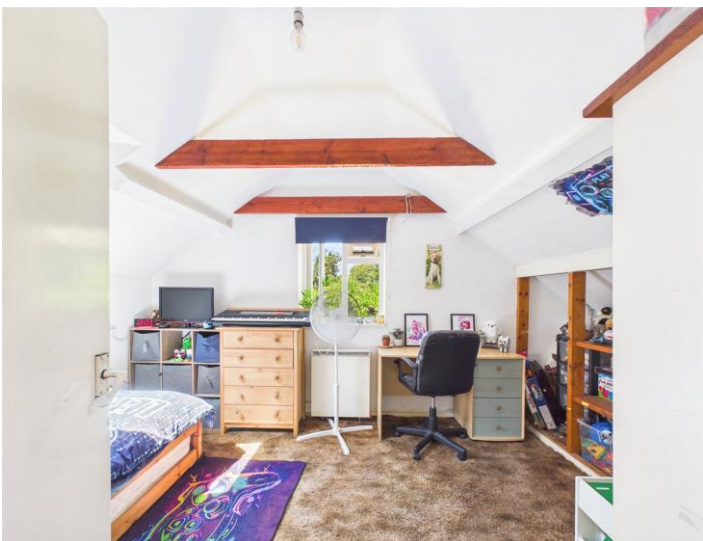
Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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