



9 Moorlands Road  
West Moors, Ferndown, BH22 0JN

£514,500





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Nestled on Moorlands Road in the charming village of West Moors, Ferndown, this delightful cottage offers a perfect blend of character and modern living. Originally built in the early 1900s for a notable local horticultural nursery entrepreneur, this property has been thoughtfully refurbished to enhance its appeal while retaining its unique charm.

The cottage boasts three well-proportioned bedrooms, providing ample space for family living or guests. The accommodation is further complemented by two modern bathrooms, ensuring convenience for all residents. The heart of the home is a spacious reception room, ideal for relaxation or entertaining, which flows seamlessly into a contemporary kitchen fitted with modern appliances and stylish finishes.

One of the standout features of this property is the generous parking space, accommodating up to two/ three vehicles, a rare find in such a desirable location. The cottage is equipped with gas-fired central heating, ensuring warmth and comfort throughout the year.

Surrounded by the picturesque scenery of West Moors, this property is not only a home but a lifestyle choice, offering a tranquil retreat while remaining conveniently close to local amenities and transport links. Whether you are seeking a family home or a peaceful getaway, this cottage presents an exceptional opportunity to enjoy the best of both worlds. Do not miss the chance to make this charming property your own.

## ACCOMMODATION GROUND FLOOR

Thatched Entrance Porch:

Entrance Hall: with tall radiator and tiled floor

Large Living/Dining Room: an 'L' Shaped Room: 28'2 x 26'8 (both overall) with solid oak floor, feature recessed open fire with cast iron cowl, candle style lights above and panel fronted storage cupboards adjoining. Radiators in decorative screens, TV aerial and telephone points. Windows and 'French' doors leading to and overlooking the west facing rear garden

Kitchen/Breakfast Room: 13'7 x 11'4 comprehensively fitted with 'Shaker' style units







and solid wood work tops incorporating ceramic 'Butler' style sink and with a good range of storage cupboards, standard and deep drawers and integrated Dishwasher beneath. Matching wall cupboards including some with glazed fronts and internal lighting, tall storage cupboard, integrated Fridge/Freezer, 'Cuisinmaster' combination range style cooker with hood over. Feature glazed 'Lantern' light in the roof, space for table and chairs with lights over and large leaded glazed circular window and 'French' doors leading to the rear sun decking and garden.

Cloakroom: with full tiling to the walls and floor. Fitted WC with concealed cistern and wall hung washbasin with mixer tap. Heated towel rail and extractor fan.

Utility Room: with tiled floor and fitted work surface, stainless steel single drainer sink unit, storage cupboards, space and plumbing for washing machine, wall cupboards, extractor fan and radiator.

#### FIRST FLOOR

Spacious Landing: with storage cupboard off.

Master Bedroom: 10'8 (max) x 10'0 with feature beams, radiator, TV aerial point, two built in wardrobes and ceiling downlights.

Ensuite Bathroom: with panelled walls and fitted Victorian style roll top bath with mixer tap shower attachment and extractor fan WC, washbasin with mixer tap and two cupboards under. Shaver point and bathroom cabinet.

Bedroom No 2: 12'9 x 9'11 with radiator, two double door wardrobes and door to:

Ensuite Shower Room: with panelled and tiled walls, fitted shower enclosure with 'rain style' shower head, WC, washbasin with light over and two cupboards under, extractor fan, heated towel rail and door to:

Bedroom No 3: 9'11 x 9'8 with radiator, telephone point, built-in wardrobe and a delightful bay overlooking the rear garden.

#### OUTSIDE

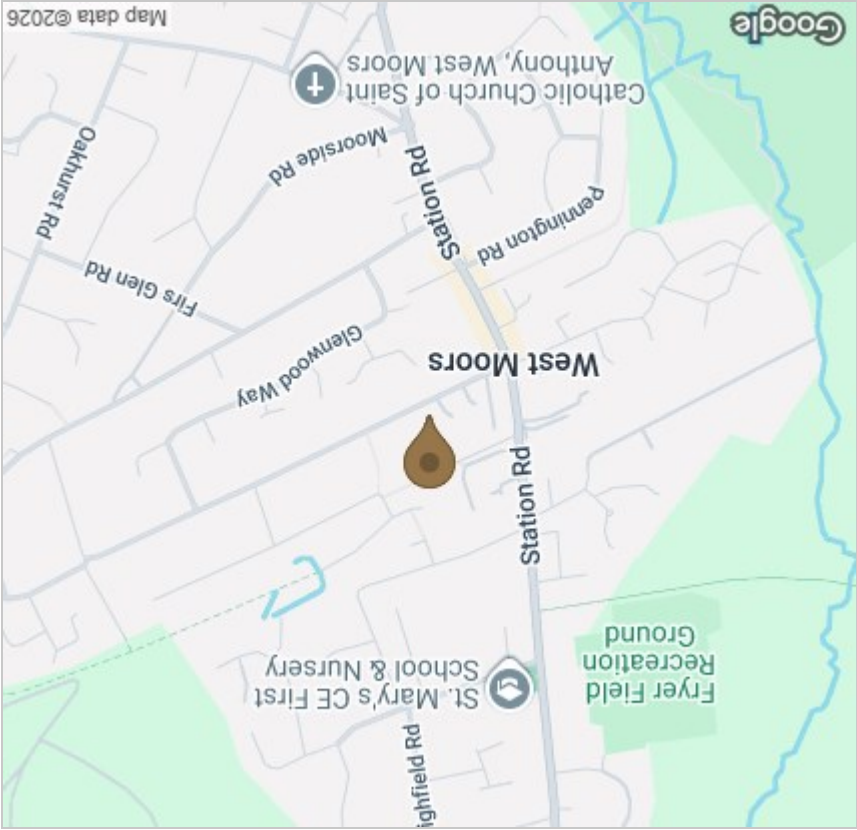
Garage: 19'0 x 11'2 with remote control up and over door, roof storage space, electric light and power and personal door.

Store: 12'4 x 8'4 with laminate flooring, TV aerial point, roof light and electric light and power.





Area Map



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
| Potential                                   | Current | EU Directive 2002/91/EC |
| England & Wales                             |         |                         |
| Very energy efficient - lower running costs |         |                         |
| A   |         |                         |
| (92 plus)                                   |         |                         |
| B   |         |                         |
| (81-91)                                     |         |                         |
| C   |         |                         |
| (69-80)                                     |         |                         |
| D   |         |                         |
| (55-68)                                     |         |                         |
| E   |         |                         |
| (39-54)                                     |         |                         |
| F   |         |                         |
| (21-38)                                     |         |                         |
| G   |         |                         |
| (1-20)                                      |         |                         |
| Not energy efficient - higher running costs |         |                         |
| 70  |         |                         |
| 79  |         |                         |

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Viewing

Please contact our StQ Property Group Office on 01202877123 if you wish to arrange a viewing appointment for this property or require further information.



Approx. 85.5 sq. metres (920.6 sq. feet)