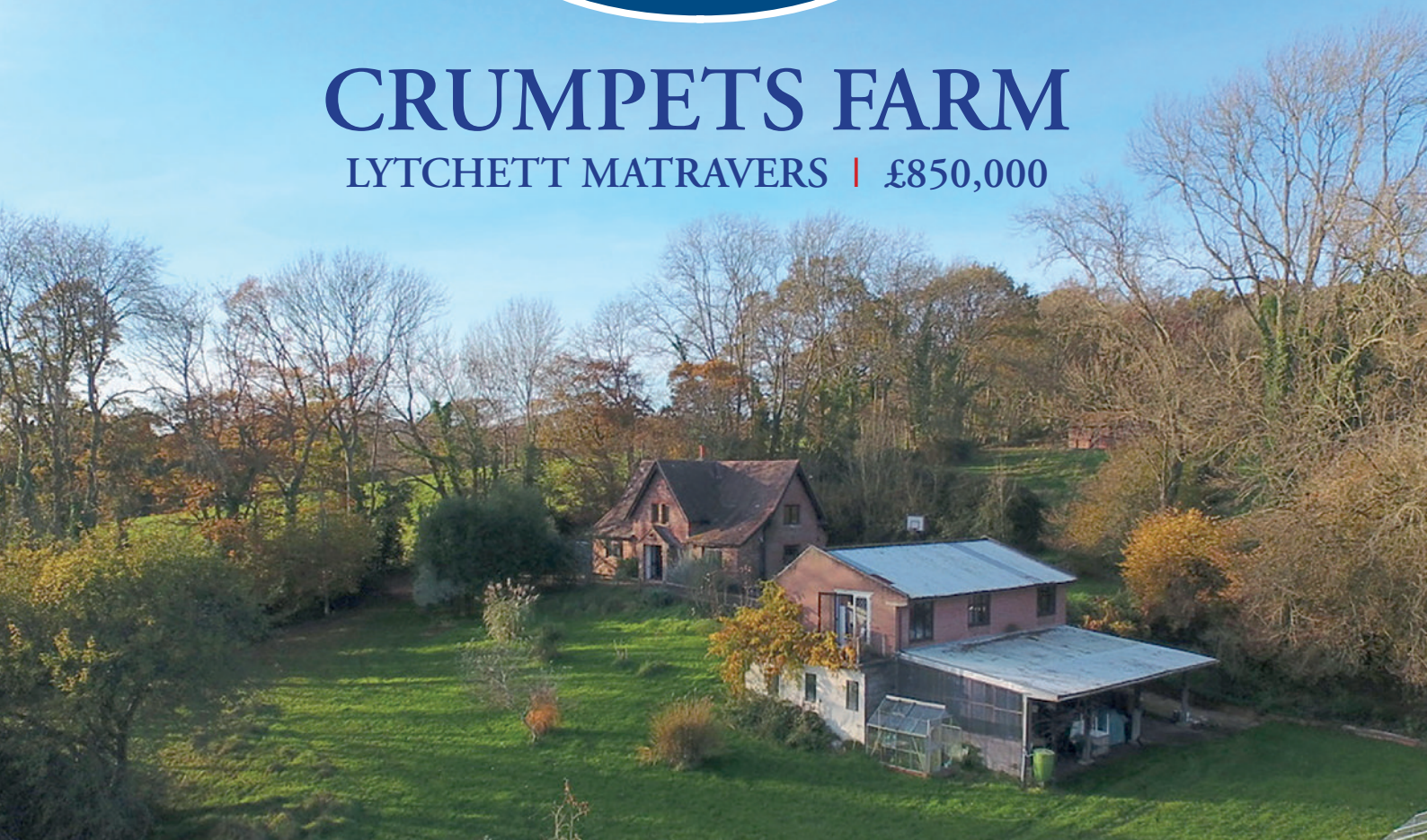


HEARNES

WHERE SERVICE COUNTS

CRUMPETS FARM

LYTCHETT MATRAVERS | £850,000



Tucked away in the Dorset countryside in approximately three acres of land is Crumpets Farm, which dates back to 1850. A local builder built this beautiful woodman's cottage for the Henbury Estate. Sir Thomas Crumplaire lived in Lytchett Matravers in 1642 and is believed that the name Crumpets may have come about by the miss-spelling of his name coupled with the deep Dorset accent of that time. At some point a member of the Crumplaire family resided here.

Moving onto the 1940's and 1950's a Mrs Gibson resided at the farm and was well known locally for her passion for horses. She used to teach locals to ride and rescued sick horses who were no longer



useful on the farms and nurse them back to health. A circus horse named Rosa, was destined for the knacker's yard, but Mrs Gibson was determined to help Rosa. After an enormous amount of love, care and plenty of attention Rosa became fit enough to race and went on to become a winner. During this time Mrs Gibson also took in wayward children from the cities who had lost their way in life. They would spend hours playing and working on the land and when it was deemed they were back on the straight and narrow, were sent back to their families to carry on with their lives.



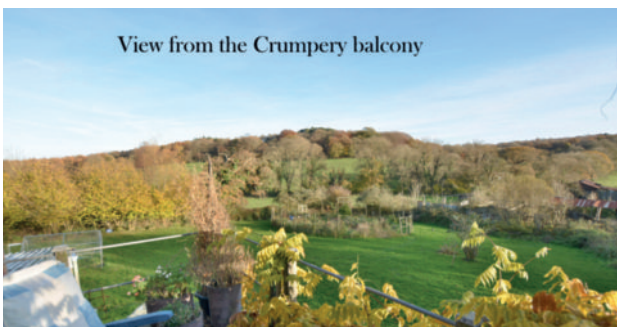
01202 377377 | poole@hearnes.com | www.hearnes.com | 18-20 Parkstone Road, Poole BH15 2PG

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The Crumperry



View from the Crumperry balcony



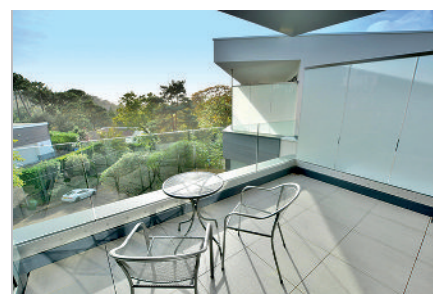
These are but a few stories in the 167 year history that the current owners has learned in the 18 years they have lived here who knows how many more interesting stories could come to light!

This delightful, character property includes four double bedrooms, a beautiful kitchen/dining room, two further reception rooms, two bathrooms, a 1,300 sq ft workshop/studio as well as a detached office/studio, measuring approximately 170 sq ft.

The Crumperry is a separate building offering 640 sq ft of studio/workshop with heating and light, a further 740 sq ft storage underneath, a cloakroom and a balcony where the current owners enjoy their morning coffee overlooking stunning countryside, what a great way to start the day. Situated at the top of the back paddock is a refurbished Victorian pig shed which is now used as an office with heating and light. This could so easily be a weekend retreat (subject to relevant permissions) with panoramic views, you will see the occasional deer, owls and badgers. This paddock has not been farmed since the owners purchased it over 17 years ago, and just has pathways mowed to get access to the office. This has allowed the local wild life to take over with an abundance of butterflies and small wild birds.



If you have any queries or request further details please call Hearnes Poole on 01202 377377, or email poole@hearnes.com.



LOWER PARKSTONE | OIEO - £1,000,000

A stunning detached 4 bedroom, 4 bathroom property set on an elevated south facing plot at the top of a cul-de-sac, with wonderful views over treetops and Poole Harbour. The property was designed and built by the current owner with exceptional attention to detail and was completed in 2017. As you arrive outside this property and park your car on the resin bonded driveway with marine lighting or walk up the matching steps with marine stainless steel balustrade, you immediately get the feeling of quality.

Ring 01202 377377 for a coloured brochure.

HEARNES

WHERE SERVICE COUNTS



BRANKSOME PARK, POOLE | £1,000,000

A substantial Edwardian five bedroom, detached home, having been restored with a sympathetic eye to retain much of its original character. The property was constructed around 1903 with magnificent bay windows and high ceilings and was thoroughly refurbished in 2013 to an outstanding specification. It now offers beautifully appointed accommodation in a traditional style with a contemporary twist. The refurbishment works maintained the Edwardian theme with substantial coving in the principal living accommodation, traditional style radiators, a most attractive spiral spindle balustrade with corner balusters and sash style double glazed windows which are grey externally and white internally.

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TALBOT WOODS | GUIDE PRICE £1,200,000

A stunning home situated within the heart of Talbot Woods, situated just over two miles from Bournemouth Town Centre and its award winning beaches. Offering spacious accommodation throughout the property boasts a beautiful kitchen/dining room, utility, WC, three reception rooms, master bedroom with dressing room and en-suite, guest room with en-suite and balcony, two further double bedrooms and a re-fitted bathroom. To the rear of the property there is a large, secluded, southerly garden which is mainly laid to level lawn. Further benefits include a carriage driveway and both double and single garaging.

01202 317317 | bournemouth@hearnes.com | www.hearnes.com | 122 Old Christchurch Road, Bournemouth BH1 1LU

Offices at: Bournemouth, Poole, Wimborne, Ringwood and Ferndown





HOLTWOOD, WIMBORNE | FREEHOLD PRICE - £1,100,000

An outstanding family country home sitting in grounds of approximately one and a quarter acres in this tranquil rural setting with beautiful views over the surrounding countryside to Horton Tower. This superb property offers light and spacious accommodation throughout which is presented in absolutely immaculate order and has been remodelled and extended by the present owners to offer contemporary living space with character and style. The layout is versatile in nature and is designed with a family in mind providing a stunning south facing open plan kitchen/dining/living room which opens out to the rear garden and swimming pool, as well as three additional reception rooms.



CONSIDERED CONSTRUCTION

Creating luxury homes across the South coast, our keen eye for detail and dedication to quality is what makes every one of our homes distinctively unique. Offering contract builds to clients who share our passion, we can advise during construction and provide a building you will be proud to call home.

PORTUSHOMES.COM | 01202 377360

WHAT'S ON IN DORSET

With thousands of shows, art exhibitions, and events throughout the next six months, how on earth do you plan your days? Allow our keen eye to keep you in the showbiz knowbiz and make sure you don't miss any gems.

STARGAZING, DURLSTON COUNTRY PARK

20 APRIL STARGAZING, DURLSTON COUNTRY PARK

There is something quite magnificent about getting lost in the stars and learning about each constellation, star cluster, or galaxy. Weather dependent, let Wessex Astronomical Society reveal the wonder of space.

Phone **01929 424443** on the day to confirm | www.durlston.co.uk
Learning Centre, Durlston Country Park, Swanage BH19 2JL

28 APRIL HENRY BLOFELD: 78 RETIRED THE MARINE THEATRE, LYME REGIS

Although finally putting down the microphone after 50 years commentating on international cricket, Henry Blofeld continues to entertain with his golden voice. Join the cricket legend as he talks about his life and career, including stories such as failing his final exams at university, "by an innings."

01297 442394 | www.marinetheatre.com
The Marine Theatre, Lyme Regis DT7 3QA

1 MAY EXHIBITION ON SCREEN: VINCENT VAN GOGH

With exclusive access and new insights from the Van Gogh Museum, this Exhibition on Screen event explores the life and work of an artist who continues to inspire storytellers everywhere. The screening features interviews with the curatorial team at the Van Gogh Museum.

01308 424204 | www.bridport-arts.com
Bridport Arts Centre, Bridport DT6 3NR

1 - 5 MAY AN OFFICER AND A GENTLEMAN

Based on the Oscar-winning film of the same name, allow Nikolai Foster's production of this incredible story to sweep you off your feet. Its feelgood soundtrack includes many classic 80s anthems including 'Girls Just Want to Have Fun', 'Livin' On a Prayer,' and 'The Final Countdown'. This inspiring, breathtakingly romantic musical celebrates triumph over adversity and features one of the most iconic romantic scenes ever portrayed on screen. Let Love Lift You Up where you belong!

02380 711811 | www.mayflower.org.uk
Mayflower Theatre, Southampton SO15 1GE

10 MAY MACBETH: NATIONAL THEATRE LIVE STREAMED TO THE REX THEATRE

Directed by Rufus Norris, this Shakespearian tragedy transports viewers to the aftermath of bloody civil war. "The Scottish Play," explores ideas of ruthless power, plot, and ambition in the comfortable environment of the Rex's 125 seat theatre-cinema.

01929 552778 | www.therex.co.uk
The Rex, Wareham BH20 4JX

WAR HORSE



16 MAY - 9 JUNE WAR HORSE

Following 8 record-breaking years in London's West End and having played in 11 countries around the world to over 7 million people, the National Theatre's acclaimed play *War Horse* returns to Southampton.

Based on Michael Morpurgo's moving tale of friendship and separation, *War Horse* is stunningly realised in the most imaginative way by South Africa's Handspring Puppet Company. Against the backdrop of the terror and desperation of the Great War, *War Horse* is an unforgettable adventure and an event which takes audiences on an extraordinary journey.

02380 711811 | www.mayflower.org.uk
Mayflower Theatre, Southampton SO15 1GE



ATHELHAMPTON HOUSE



TANK FEST

20 MAY WESSEX MILITARY BAND

See the beautiful bright red uniforms and listen to the wonderful timbres of this international military band, formed in 1981 as a youth group. Hear popular, classical, and even humorous songs from this polished band and let brilliant pieces such as Jerusalem wash over you.

01308 424204 | www.bridport-arts.com

Bridport Arts Centre, Bridport DT6 3NR

20 – 24 MAY ATHELHAMPTON FLOWER FESTIVAL

Celebrating Springtime whilst also raising money for a good cause, the annual flower festival never fails to put a smile on visitor's faces.

01305 848363 | www.athelhampton.co.uk

Athelhampton House, Dorchester DT2 7LG

10 JUNE THE COMPLETE WORKS OF WILLIAM SHAKESPEARE (ABRIDGED)

Ever wanted to see all 37 of Shakespeare's dramatic productions in one sitting? In 120 minutes, allow the sixteen comedies to be played out in front of you, as well as the history plays which are condensed to a ball game. This irreverent production brings humour, energy, and speed to the playwright's works. All of them!

0844 576 3000 | www.bournemouthpavilion.co.uk

Pavillion Theatre, Bournemouth BH1 2BU



BRITISH BEACH POLO CHAMPIONSHIPS

11 – 13 JUNE DERREN BROWN: UNDERGROUND

See the enigmatic magician and illusionist live. Marvel at the sudden surprises, the slick showmanship, and be part of a show hailed as thought-provoking. Revolves around the theme of secrets. Yours. His. Everyone's.

0844 576 3000 | www.bournemouthpavilion.co.uk

Pavillion Theatre, Bournemouth BH1 2BU

12 JUNE ODEON CINEMA, BOURNEMOUTH ROYAL BALLET: SWAN LAKE (LIVE) 2018

Hailed as arguably the most famous of all ballets, allow The Royal Ballet to entertain you with their production of Tchaikovsky's tale; telling the story of Princess Odette, cursed by an evil sorcerer and turned into a swan.

0333 006 7777 | www.odeon.co.uk

Odeon Cinema, Bournemouth BH2 5AU

29 JUNE – 1 JULY TANK FEST

If military metal machines are your cup of Dorset tea, then the world's biggest live display of historic armour and living history is for you. See First World War tanks battle it out for trench supremacy, take a ride in an M548 armoured vehicle, or take a wander around the museum at your leisure.

01929 405096 | www.tankmuseum.org

The Tank Museum, Bovington, Wareham BH20 6JG

13 – 14 JULY BRITISH BEACH POLO CHAMPIONSHIPS

Described as, "ice hockey on horseback," spectators of this event get a front row seat at the fast and furious gladiatorial sport. On the beautiful peninsula of Sandbanks, the horses and players have the perfect backdrop for this exciting event.

07976 221847 | www.sandpolo.com

Sandbanks Beach BH13 7QQ

15 JULY POOLE GOES VINTAGE

Enjoy the 1940s-60s' music, fashion, memorabilia, entertainment, and transport at this feel-good festival that the whole family will enjoy. On display are vintage cars, fashion, and rock 'n' roll dancing with live music.

www.bournemouth.com

Poole Quay BH15 1HJ

25 JULY - 10 AUGUST TITUS ANDRONICUS

This magnificent event is one that must not be missed. Under the stars, wrapped up in blankets: there is no better setting for Shakespeare's most violent play, criticised at the time for this reason, however, now hailed as one of the most spectacular examples of stage-drama.

07845 782924 | www.brownsea-theatre.co.uk

Brownsea Island's Open-Air Theatre, Poole BH17 7ZT

28 JULY - 4 AUGUST SWANAGE CARNIVAL AND REGATTA

Over this bank holiday weekend, Swanage comes alive with vibrant colour, exciting sound and events such as stunt-mountain biking. A family friendly event for all ages, there are a huge number of events, stalls, and bands on offer.

www.swanagecarnival.com

Swanage BH19 1PW

10 - 11 AUGUST BOURNEMOUTH SYMPHONY ORCHESTRA - PROMS IN THE PARK 2018

The huge energy of Bournemouth Symphony Orchestra allows this classical extravaganza to come to life.

Enjoy beautiful classical pieces on the Friday night and a Symphonic Disco Spectacular on the Saturday.

The event is described as, "a feel-good concert for the height of Summer."

01202 669925 | www.bsolive.com/proms-in-the-park-2018/

Meyrick Park, Bournemouth BH2 6LH

SUNDAY 19 AUGUST BUCKHAM FAIR

Whether you'd like to sample artisan creations, explore the funfair, or see some classic cars smartly lined up, this vintage fair is a great event to provide fun for all the family, as well as raising money for charity. At the fair, visitors will be given the opportunity to see dog shows, horse shows, a marching band, and so much more.

07732 697075 | www.buckhamfair.co.uk

Stinford Lane, Beaminster DT8 3SB



BOURNEMOUTH SYMPHONY ORCHESTRA - PROMS IN THE PARK

And just like that, suddenly everything was different.

Rachel was 42 when she suffered a traumatic brain injury. She was in a coma for several months and when she did wake up her brain function was severely impaired. Her family were devastated, not only having to cope with the emotional turmoil of the situation, but also trying to keep her business afloat, with no access to her funds to settle bills.



There were meetings with doctors, health care professionals and other bodies, all trying to decide what was best for Rachel. There were often times when Rachel's family felt they had no real voice to speak on Rachel's behalf.

Rachel never anticipated this turn of events. None of us would. She was young, so why would her thoughts turn to what would happen if she didn't have capacity to make her own decisions? She had never considered the need to give someone Power of Attorney over her affairs. That was something you started to think about when you were older, surely?

Sadly for Rachel, and many others no. Mental and physical incapacity can hit at any time.

Had Rachel put in place Lasting Powers of Attorney some of the strain could have been alleviated, enabling Rachel's family to be involved in the running of her business, manage her personal finances and take part in all decisions regarding her care and treatment.

Lasting Power of Attorney (LPA) is a legal document that lets you (the 'Donor') appoint one or more people (known as 'Attorneys') to help you make decisions or to make decisions on your behalf.

There are two types of Lasting Powers of Attorney (LPA), one that deals with Property and Finance (LPAF) and one that deals with Health & Welfare (LPAW). Apart from the obvious distinction, it is important to appreciate that, unless you restrict it, an LPAF can be used with your authority whilst you still have capacity, whereas an LPAW can only ever be used if you have an accident or illness and lack mental capacity.

The 'Donor' can appoint more than one person an 'Attorney' to look after your affairs and if you do there are three options as to how they are appointed.

Option 1: Jointly

All Attorneys have to act together which includes the signing of all documents. If one of the Attorneys dies, becomes mentally incapable, disclaims or is made bankrupt, the LPA becomes invalid.

Option 2: Jointly and or individually

This means the Attorneys can act together as well as independently, allowing cheques, or other documents, to be signed by just one Attorney if

necessary. The LPA can continue if one of the Attorneys dies, becomes mentally incapable, disclaims or becomes bankrupt.

Option 3: Jointly for some decisions and jointly and individually for other decisions.

The LPA would need to set out which decisions are which and the Attorneys would then act accordingly.

The LPAs can make provision for replacement Attorney(s) in the event of original appointed Attorney(s) being unable to act.

Had Rachel put in place Lasting Powers of Attorney some of the strain could have been alleviated, enabling Rachel's family to be involved in the running of her business, manage her personal finances and take part in all decisions regarding her care and her treatment.

If an LPA needs to be used it has to have been already registered with the Office of the Public Guardian, so a decision needs to be made whether to register once they are signed or delay. It is usually better to register immediately as the registration process takes two months unless there are any problems. An LPA can still be cancelled after registration as long as the Donor retains capacity.

When drafting an LPAW, it is important to discuss with the Attorney(s) the Donor's wishes, particularly when it comes to care and medical treatment. The LPAW also allows the Donor to authorise the Attorney(s) to make decisions regarding life sustaining treatment or, if the Donor would prefer, leave it up to the medical profession to decide.

When drafting an LPAF, if you own a business you should consider what provisions are in place should you suddenly become incapable. Documents will still need to be signed and decisions made to ensure that the business continues without interruption. You may wish to consider executing an LPAF

specifically for your business, with a separate LPAF to cover your personal finances.

Your choice of Attorney, you will appreciate, is extremely important. You are trusting them to look after your affairs and act at all times in your best interests. If you are instructing a solicitor to prepare your LPAs it would be normal to have a detailed discussion over who you wish to appoint and how they will be appointed.

Without LPAs in place, in the event of incapacity, an application would need to be made to the Court of Protection for a Deputy to be appointed which, assuming there are no issues, usually takes 4-5 months. Most cases aren't contentious, however where family relationships are hostile objections could be made, delaying any final decision by the Court as to who should be appointed to manage your affairs.

LPAs offer the assurance of a seamless transition between you dealing with your affairs and your Attorney(s) stepping in, Attorney(s) that you have chosen and trust. It's worth mentioning as well, if you are married or in a civil partnership, don't assume your spouse would automatically be able to deal with your bank account and pensions, and make decisions about your healthcare, if you lose the ability to do so, as this is not the case. Without an LPA, they won't have the authority.

You can't predict the future, but you can plan for it.

If you would like to put in place an LPA please contact Kate Mansfield on her details below;



Kate Mansfield - Partner

T: 01202 755980

E: k.mansfield@laceyssolicitors.co.uk

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www.neptunebournemouth.com. Visit us opposite the M&S Foodhall.


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