

FOR SALE

41 Pottery Road, Whitecliff, Poole,
Dorset BH14 8RB



PHILIPPA SOLE



£699,950

Character well-maintained 2 bedroom cottage

Open-plan kitchen / living room

Baden Powell and Lilliput School catchments

Large level garden with funky garden shed

Separate outdoor studio / office with en-suite

Potential to develop (STPP) which could offer views across Poole Harbour

No forward chain

Council band D: £2,147.75
Freehold

About this property

With a large level garden, this well presented 2 double bedroom detached chalet bungalow has potential to extend upwards (subject to planning permission), which would offer views across the harbour. Less than 300m to Whitecliff Park and its facilities including access to the water via a public slipway.

An inviting entrance and covered veranda greet you as you approach the bungalow. The entrance hall leads to the large open-plan living / kitchen space that enjoys a delightful double aspect with double doors leading to the rear garden. The kitchen opens into the living space with a lovely wood burner; a door leads to the utility room and second entrance. A family bathroom is shared between the main and second bedroom. The main bedroom also has direct access onto the rear garden. Stairs lead to the first floor loft area, which is currently used as a bedroom with en-suite shower room and generous eaves storage.

Outside, there is a covered outdoor dining area with teak decking that leads to a sunny garden with water feature and vegetable patch. At the rear of the garden is a further outbuilding which is fully insulated and benefits from power and light - currently used as a "Man Cave".

There is also self-contained yoga studio / Air BnB which offers its own en-suite shower room and log burner. To the side of the house, is a covered outdoor kitchen and pizza oven with private seating area, providing secure access to the front garden. The studio is currently rented out on Air B&B at high season for £95per night.

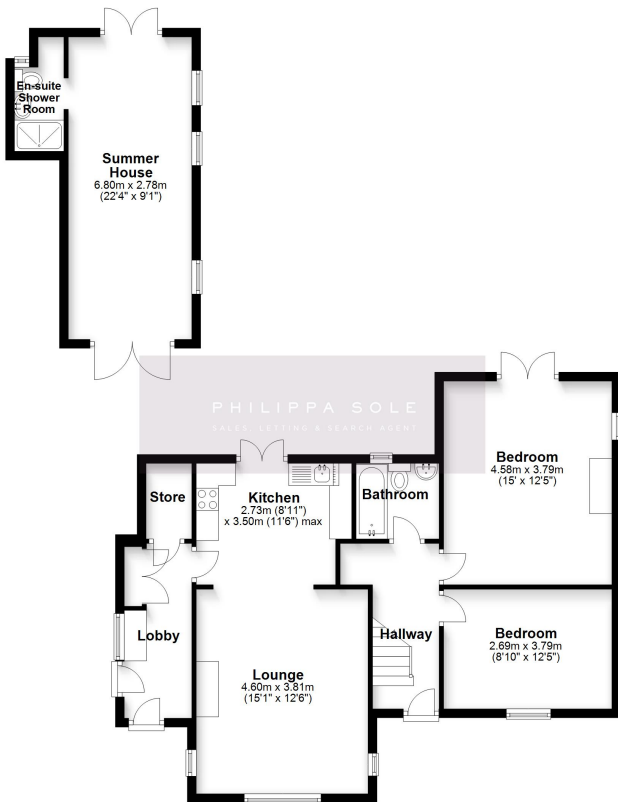
Location

Located in a popular location less than 300m from Whitecliff Park and Poole Harbour. The local shops at Whitecliff offer a convenience store, butchers, coffee shop, surf shop, beauticians and hardware store, whilst an array of restaurants, bars and pubs can be found within 250m at Ashley Cross. The local train station at Parkstone offers a direct line into London Waterloo in approx. 2 hours.





Ground Floor
Approx. 95.7 sq. metres (1029.9 sq. feet)



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First Floor
Approx. 31.4 sq. metres (337.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			78

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