

Lake Road, Hamworthy
Poole, Dorset, BH15 4LE



HEARNES

WHERE SERVICE COUNTS

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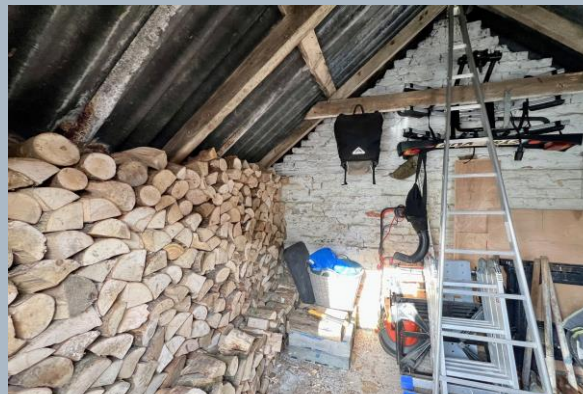
FREEHOLD PRICE £400,000

Own a piece of Hamworthy history, dating back to circa 1700's and believed to be the first property in the area! The original cob home forms part of a pair of semi-detached cottages, that have been extended over the years. 'Christmas Cottage' (named after a previous owner Mr Christmas) has a unique charm and the original cottage has been completely refurbished over the past few years, including taking it back to its shell and having it re-lime plastered. Offering two bedroom, shower room and cloakroom, lounge/diner with many restored original features, refurbished kitchen along with many outbuildings and a delightful garden. A true gem and one not to be missed!

- Extended 2 bedroom semi-detached cob cottage, that we believe dates back 300 years. Although no records can confirm this, it is said to be the oldest house in Hamworthy!
- The overall accommodation in the original cottage includes a lounge/diner with open stairs up to a large bedroom (originally 2 bedrooms, but in recent years converted into one)
- The original cob cottage has been re-lime plastered and extensively restored
- Cosy lounge/dining room with wooden beams and stone fireplace with log burner. (Please note the restricted height in this room of around 1.84m/6')
- 2 ground floor extensions were added in the 1960's and 1980's, and the kitchen has been refurbished to include a country style shaker kitchen with wood block work tops over and fitted with a double bowl, white Belfast style sink, electric hob with extractor, double Zanussi oven, and space for under counter washing machine, slimline dishwasher and fridge
- Double ground floor bedroom with mirror fronted sliding wardrobes
- Very large second bedroom (forms part of the original cottage and was once divided into 2 rooms) with log burner and a pair of double glazed windows to the front
- Side access to the property with recess for cloaks and a shower room with separate cloakroom
- Extra features added by the owners to include a new boiler, new electrics, gas central heating, via radiators, redecoration, new carpets and flooring, double glazed windows and the cottage has been re-cobbed
- Approximately 20' x 13' summer house/games room with power and light
- Further outbuildings include a garage/workshop with 3 phase power and outlets, original scullery (used as a log store), timber green house, further summer house/office
- Fabulous garden measuring approximately 70' x 40' with large timber deck and lawned garden, being a place to relax or to use as a working garden
- Off road shingle parking area for up to 3 cars
- Offered with vacant possession with no forward chain
- Set within half a mile of the free slipway at Hamworthy along with Hamworthy Park, beach, Lake Pier and Lake Yard, close by

COUNCIL TAX BAND: D

EPC RATE: C



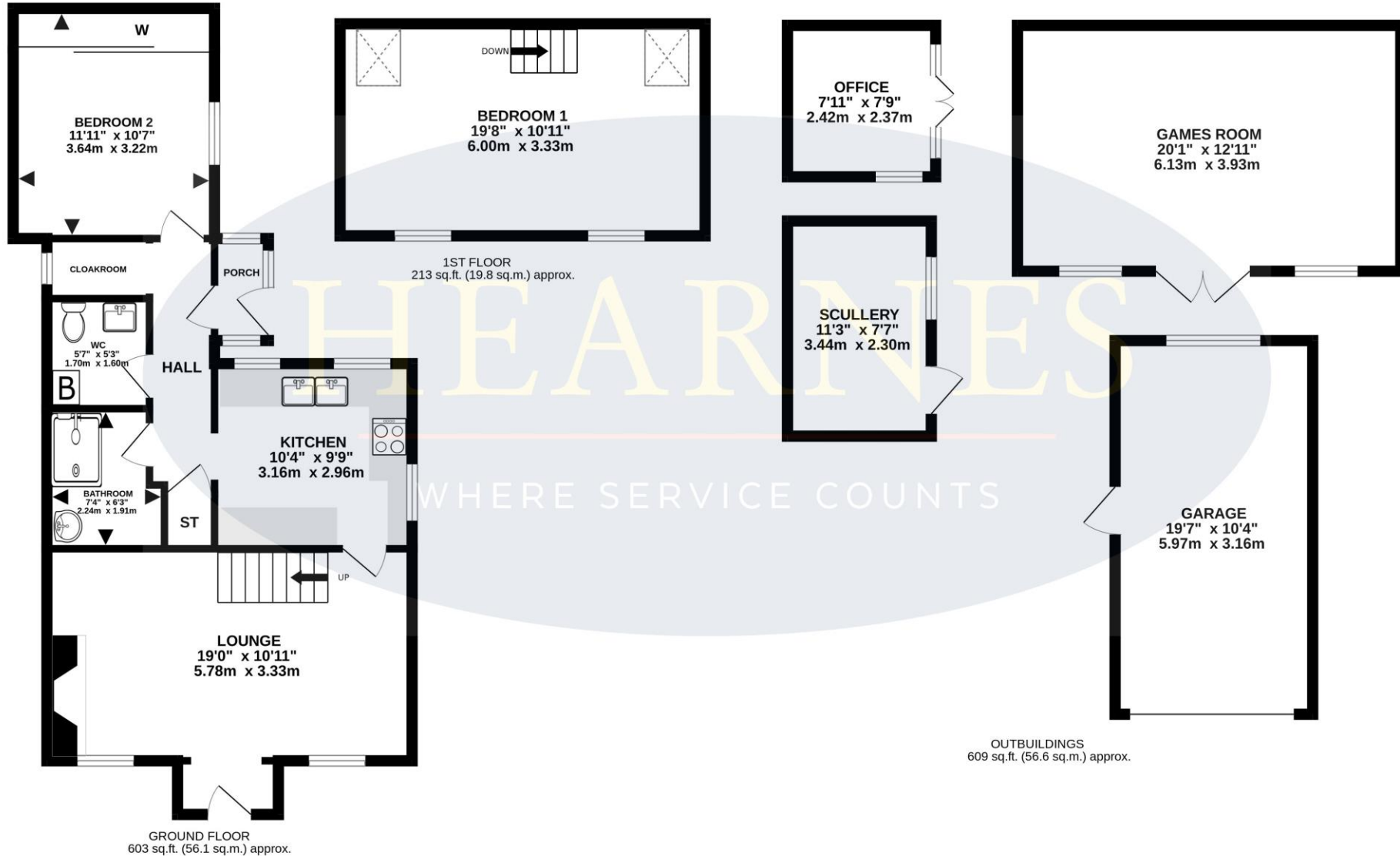
AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnese Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



TOTAL FLOOR AREA : 1426 sq.ft. (132.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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