

# Ashley Cottage, 27-29 Church Street Poole Quay, Dorset, BH15 1JP



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## FREEHOLD PRICE £900,000

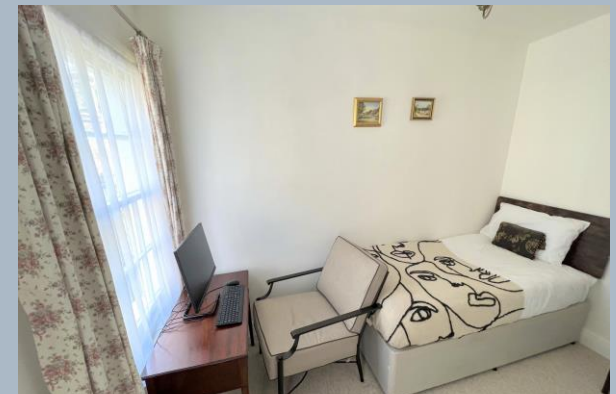
A charming, 4 bedroom, 3 reception room mid terrace, grade 2, listed cottage, built around 1800 and beautifully and sympathetically restored by the current owners over the past 9 years. Set in the heart of Old Town Poole, this peaceful home enjoys a beautiful cottage style garden, and rear access to a garage for parking. Offering accommodation over 2 floors with the potential (subject to planning) to extend into the loft and having a large lounge/dining room, study, luxury bathroom and ground floor shower room. The current owners have loved living in the heart of the town and enjoy the coastline being so near the Quay yet in a quiet and charming setting of similar style cottages and town houses. Recently they have sympathetically restored the rear windows and doors, using a bespoke local joinery to create handmade wooden windows, stable door, and double patio doors.

- Charming and very well presented 4 bedroom mid terrace cottage
- Grade 2 listed by Historic England
- Spacious layout with well planned accommodation and a delightful cottage style walled gardens with area of lawn and a fabulous array of plants, trees, and shrubs. Delightful feature restored brick boundary wall
- Beech hard wood parquet flooring on the ground floor
- Large lounge with fireplace and opening to a dining room. Further ground floor study with feature exposed brick wall
- Fitted kitchen having a range of white units and real wood butcher block work tops with stylish ceramic sink and integrated 4 ring electric hob, oven, hob and extractor and space for dishwasher. Wonderful original exposed feature brick wall and recently re tiled.
- Separate utility room with plumbing and space for washing machine and tumble dryer
- Stylish ground floor shower room with traditional suite and tiles in keeping with the period of the home
- Luxury first floor bathroom with stunning central roll top bath, recessed double shower and beautifully tiled walls and floor
- Master bedroom with extensive fitted wardrobes and shelving
- Rear access to a garage in block
- Newly replaced boiler, gas central heating
- Newly replaced custom fitted windows and doors throughout the property
- No forward chain

This beautiful cottage is set in the heart of historic Poole near a very sought after pedestrianised cobbled street which is only 320 metres away from Poole Quay with its range of shops, bars, and restaurants. The Guildhall Tavern, amongst other eateries is in Market Street and is a French Brasserie which specialises in signature seafood dishes. Poole High Street is less than 300 metres and Poole train station less than a mile away. The golden sandy beaches are within 3 miles and 8 local Islands, including Brownsea, are all in the harbour (largest natural harbour in Europe). Boat cruises of the harbour are available on the Quay, along with plenty of boat watching and sea fishing. A wonderful location, with so many interesting features of the area to discover.

**COUNCIL TAX BAND: E**

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.



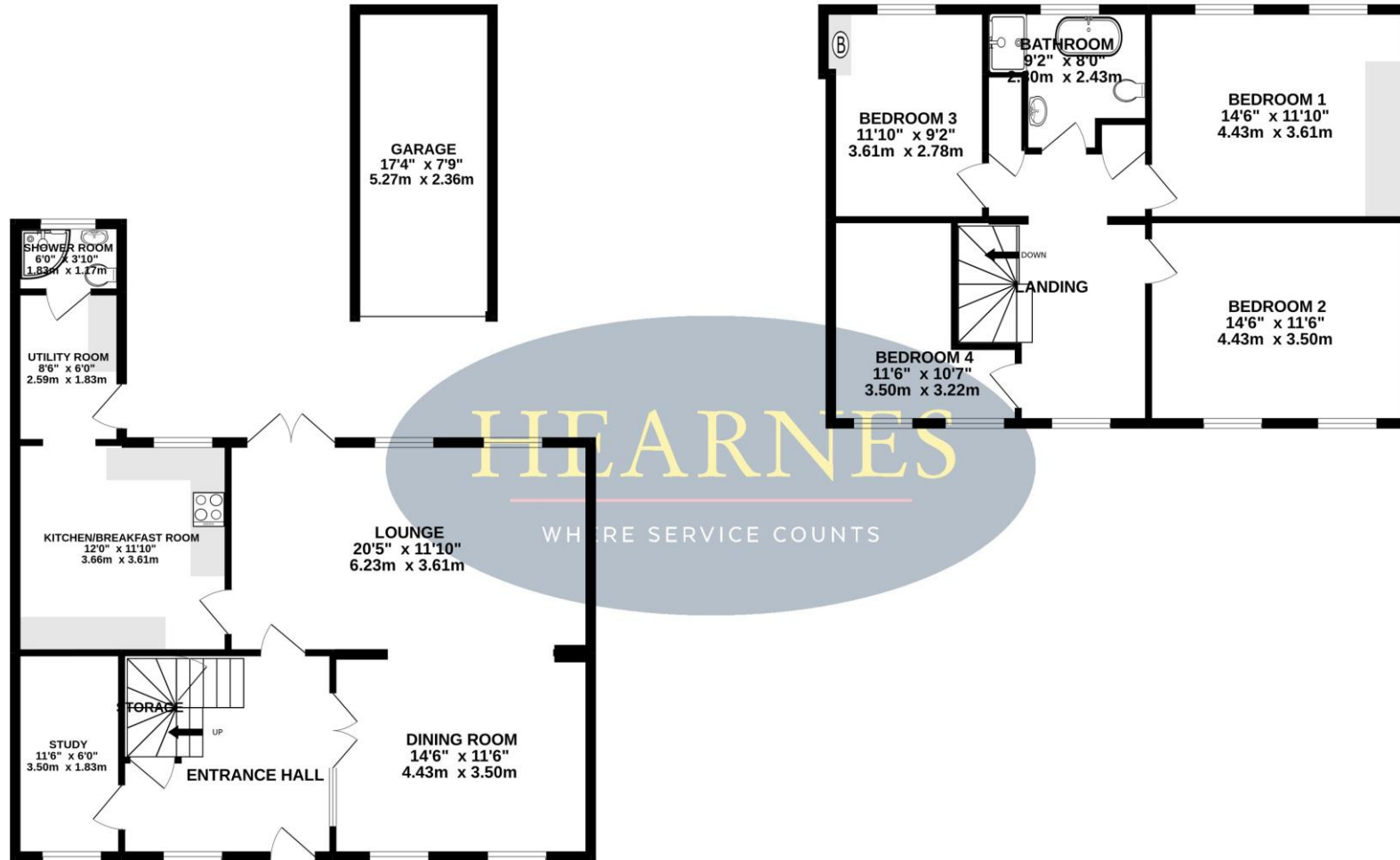






GROUND FLOOR  
961 sq.ft. (89.3 sq.m.) approx.

1ST FLOOR  
756 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA : 1717 sq.ft. (159.6 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











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