

Fiddlers Green, 141 Lake Road, Hamworthy, Poole, Dorset, BH15 4LQ



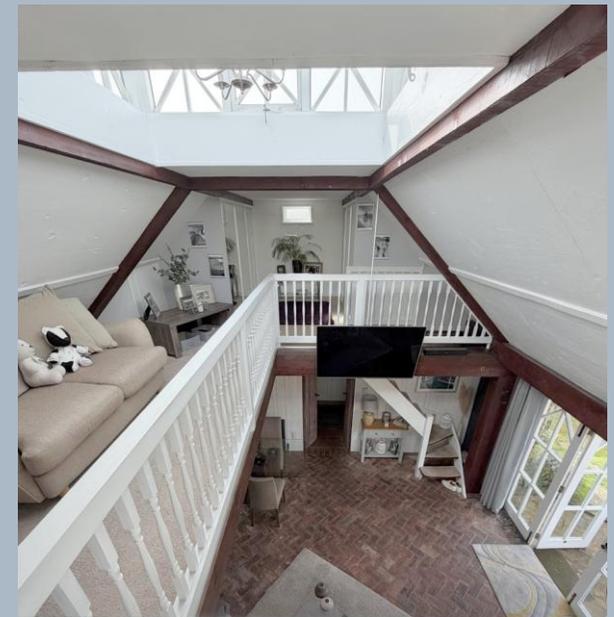
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FREEHOLD PRICE £750,000

Two properties in one! A rather unique opportunity to acquire Fiddlers Green which is a spacious 2 bedroom cottage and a separate self-contained one bedroom detached annex. The charming character 2 bedroom end of terrace cottage, believed to be built around 300 years ago sits on Lake Road, with the annex, built around 30 years ago, situated at the back of the plot and approached via a side lane. Both properties are ideal as a home and income, Air BnB or a property for multigenerational living. The delightful cottage combines elegance with charm and has been sympathetically restored with a generous lounge/dining room, separate kitchen, sunlounge, a ground floor wet room and on the first floor are 2 bedrooms with a bathroom. Features include a brick entrance porch, exposed brick work, rustic stone flooring, exposed beams, quaint cottage style windows and a double faced wood burner. This 'show home' presented separate annex is just fabulous! The current owners have totally restored it and have loved living there. Offering a stunning main reception room, separate kitchen and wet room on the ground floor, a fabulous galleried landing leading to a bedroom and dressing area on the first floor. Internally is rustic brick flooring, panelled walls, beams and a fabulous central sky lantern, with a private entrance and covered parking bay right outside.

- Rather unique listing with two separate properties in one!
- Internal viewing highly recommended
- Charming and elegant 2 bedroom, 2 bath end of terrace cottage
- Stunning, beautifully presented detached one bedroom annex
- Ideal as a home and income, Air BnB or for multigenerational living
- Many rustic and character features with both properties
- Cottage with modern kitchen, beautiful lounge/dining room, sunlounge, wet room and bathroom
- Very generous annex with private entrance, covered parking, generous living area, ground floor shower room, excellent storage and large bedroom with seating area and dressing room
- Set in a fabulous location, within a few hundred yards of the slipway
- Fully enclosed flint stoned walled garden with a patio areas and central lawn. This area sits between both properties for them to enjoy
- Off road, covered parking bay adjoining the annex

Fiddlers Green is set in a highly desirable area, within a few hundred yards of Hamworthy slipway. Hamworthy Park which is an attractive harbourside area of 26 acres all naturally benefiting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond, is close by with Poole Town Centre approximately 1.5 miles away and can be accessed through a parkland walk by the sea and via Poole Quay. Local shops are within a few hundred yards as is a local pub! There are various Marinas nearby including Lake Yard with its bar and restaurant and the popular Cobbs Quay. Other areas of natural interest include Lake Pier, Lytchett Bay, Arne and Brownsea Island. Hamworthy also has a wonderful Nature Reserve, Ham Hill at Rockley Sands, a rail station and is close to the popular Upton Country Park. A further attraction is the slipway at the end of Lake Road, the only free slipway in the area!

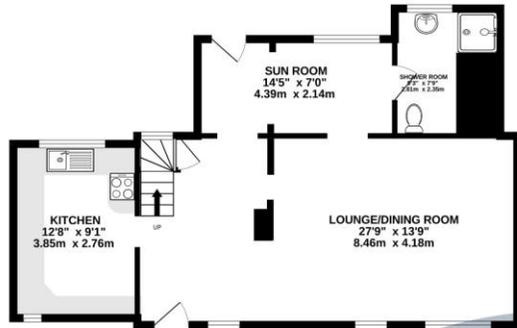




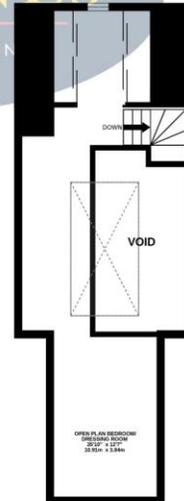
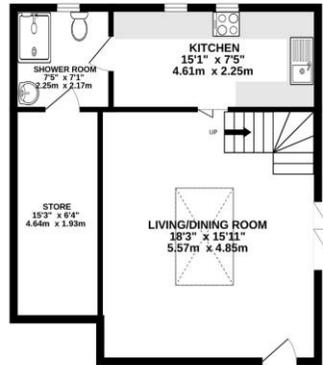
TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) approx.

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 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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