

FOR SALE

6 Dean Swift Crescent, Lilliput,
Poole, Dorset BH14 8LE



PHILIPPA SOLE



£1,175,000

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Planning granted to extend and remodel the existing property to approximately 3500 sq/ft

Poole Harbour Views

Four double bedrooms

Cul-de-sac location

Large & secluded south-westerly garden

Walking distance to Lilliput Village

Off road parking for several vehicles and a single garage

Council Tax Band E - £2,503.40

Freehold

[Click here for virtual tour](#)

About this property

One of the last remaining sizeable plots in Lilliput, this is a true gem in a cul-de-sac location, within walking distance of Lilliput village. An excellent chance to own and bespoke your home with the benefit of planning permission to both extend the current house, and also to build a two bedroom Eco dwelling in the garden. Positioned on a level plot with elevated south-westerly views across to the harbour in the distance.

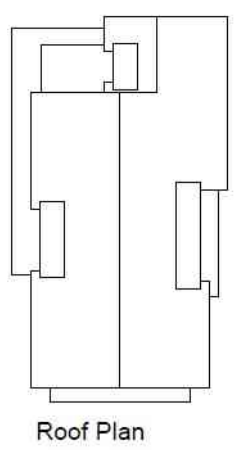
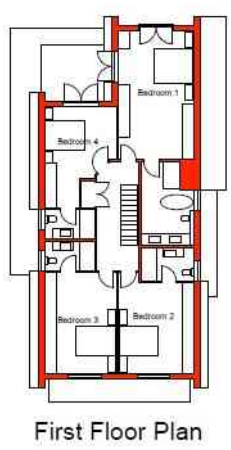
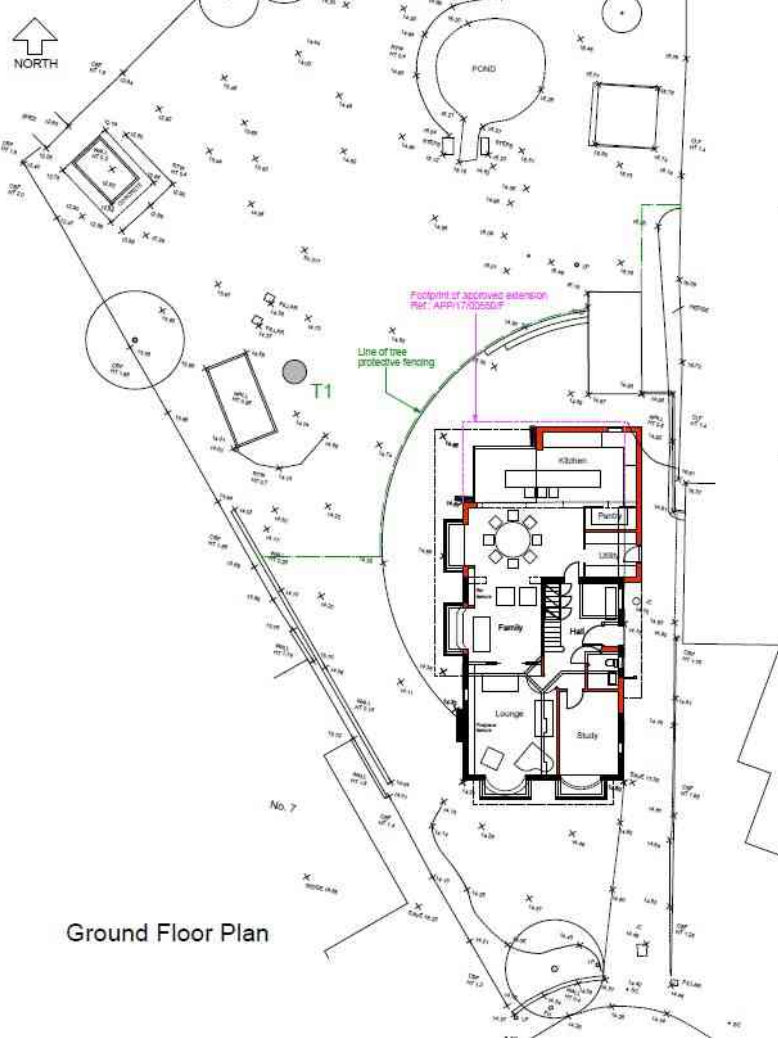
Where to start, there are so many opportunities with this incredible instruction. Let's start with the house, which has been a much loved property within this family for in excess of 30 years. Positioned on a large landscaped westerly plot with far reaching views of the harbour and planning permission for an additional 2 bedroom annex in the grounds.

Giving nothing away from the outside, the property and out buildings extend to in excess of 2283 sq/ft. On entering, the hallway with storage, we and utility cupboard sits centrally to all ground floor accommodation. The southerly aspect of the kitchen/breakfast room is flooded with natural light, creating a bright and inviting atmosphere. Fitted with an abundance of floor and wall mounted units, with various integrated appliances and complemented by granite worktops, this is absolutely the heart of the house. The smaller of the two living rooms with deep bay window offers versatility of use, as a playroom for a young family/study or snug. The formal dining room enjoys the afternoon sun and the larger of the sitting rooms which spans the width of the property enjoys direct access via french doors to the private garden and grounds, offering a serene retreat, perfect for relaxation and entertainment. Not enough can be said about this garden as over the years it has evolved, creating various seating areas to enjoy the harbour views, the planting and the planning, making the most of every corner, an absolute dream for a growing family.

The second floor unveils a split-level staircase leading to four double bedrooms. The principal room impresses with an array of fitted wardrobes and we, presenting the opportunity for conversion into an ensuite shower room. The second bedroom accommodates a double bed with an sized ensuite shower room. The two additional double bedrooms are spacious, bright, and offer tranquil views of the secluded rear garden.

Outdoors; Off-road parking for multiple vehicles and driveway leading to a detached garage.





Ground Floor Area = 1528sq.ft.
 First Floor Area = 1287sq.ft.
 Total Floor Area = 2815sq.ft.
 Original 1:100 @ A1

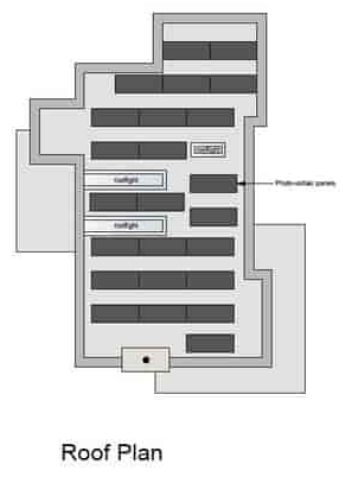
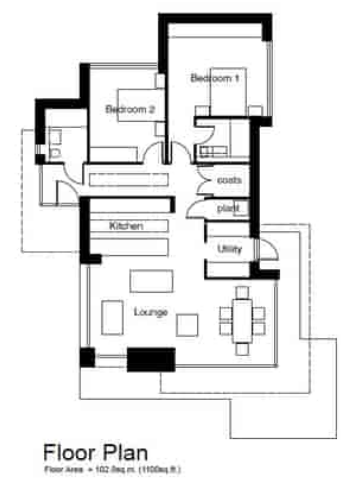
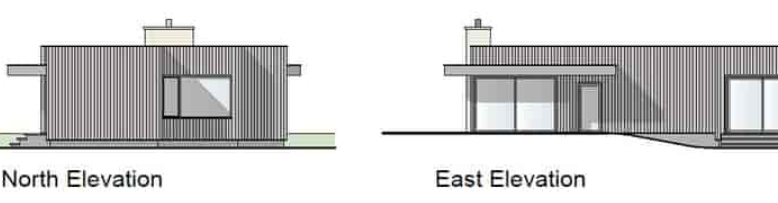
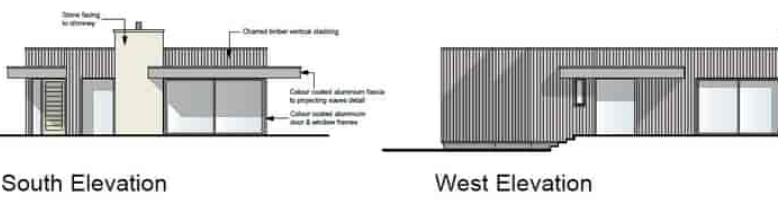
Additional Features

Separate Dwelling: Planning permission has been granted for a two bedroom Eco property with parking in the grounds to the rear of the property. Options would be to build and sell on as a separate residence OR build and rent out for income revenue through holiday or long-term lets.

Main House: Planning permission has been granted to extend and remodel the current house to 3,500 sq/ft making it into a wonderful family home, with a huge wild and secluded garden, should the new owners not wish to build the second dwelling.

Location

The property is located in a quiet cul-de-sac within 150 metres of Lilliput village, which conveniently offers a Tesco Express, restaurants, hairdressers, coffee shops and lifestyle sports shops perfect for using in the sheltered waters of Poole Harbour less than a mile away. Salterns Marina is a short stroll away, with fantastic boating facilities and some of the best views in the UK. The highly sought after Lilliput Infant School is 5 mins walk away and world renowned Sandbanks Beach just over a mile. Parkstone train station at Ashley Cross offers a direct line into London Waterloo in approximately 2 hours, easily connecting the area to those living out of area and seeking a wonderful holiday home by the sea.

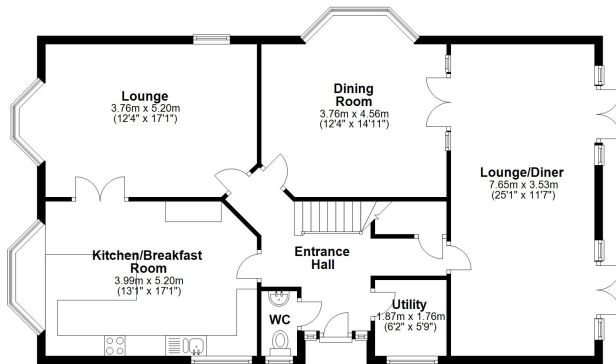






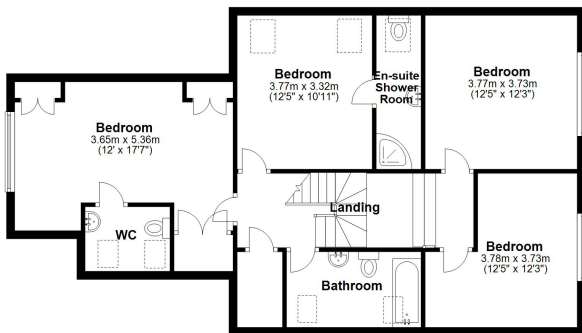
Ground Floor

Approx. 103.1 sq. metres (1110.2 sq. feet)



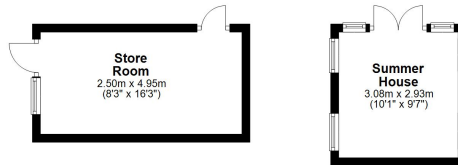
First Floor

Approx. 87.6 sq. metres (942.7 sq. feet)



Outbuildings

Approx. 21.4 sq. metres (230.4 sq. feet)



Total area: approx. 212.1 sq. metres (2283.3 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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