

Lilliput Road, Lilliput, Poole BH14 8JZ
£1,400,000 Freehold

MAYS
ESTATE AGENTS





Property Summary

A rare opportunity to acquire a versatile detached residence with an outstanding self-contained annexe producing a very good income through Airbnb, conveniently situated in the heart of Lilliput close to central amenities, Lilliput First school and Salterns Marina.

Key Features

- Immaculate & Versatile detached residence
- Outstanding self-contained annexe
- Successful Airbnb producing a healthy income
- Three large reception rooms
- Five good sized bedrooms
- Three luxury bath/shower rooms
- Annexe kitchen or utility room
- Beautifully landscaped gardens
- Useful timber summer house
- Double garage & driveway





This immaculate detached character residence offers a rare opportunity to acquire a versatile family home benefitting from a substantial self-contained annexe currently being run as a popular and very successful Airbnb known as 'The Coast House'. Alternatively the entire property can be occupied as a single dwelling through an interconnecting door. The accommodation is meticulously presented throughout creating a luxurious and well-appointed family home extending to approximately 2,576 sq ft.

On entering the property you have a reception hall with built-in storage cupboards, exposed floor timbers and an adjoining guest cloakroom. The front lounge has a bay window and welcoming wood burning stove. A separate multi-purpose family room has a sliding patio door to the garden and an interconnecting door to the annexe.

The kitchen dining room enjoys a bright triple aspect with sliding patio door opening to the garden. The comprehensive range of traditional style fitted units incorporates a Range Master oven, dishwasher, fridge and freezer.

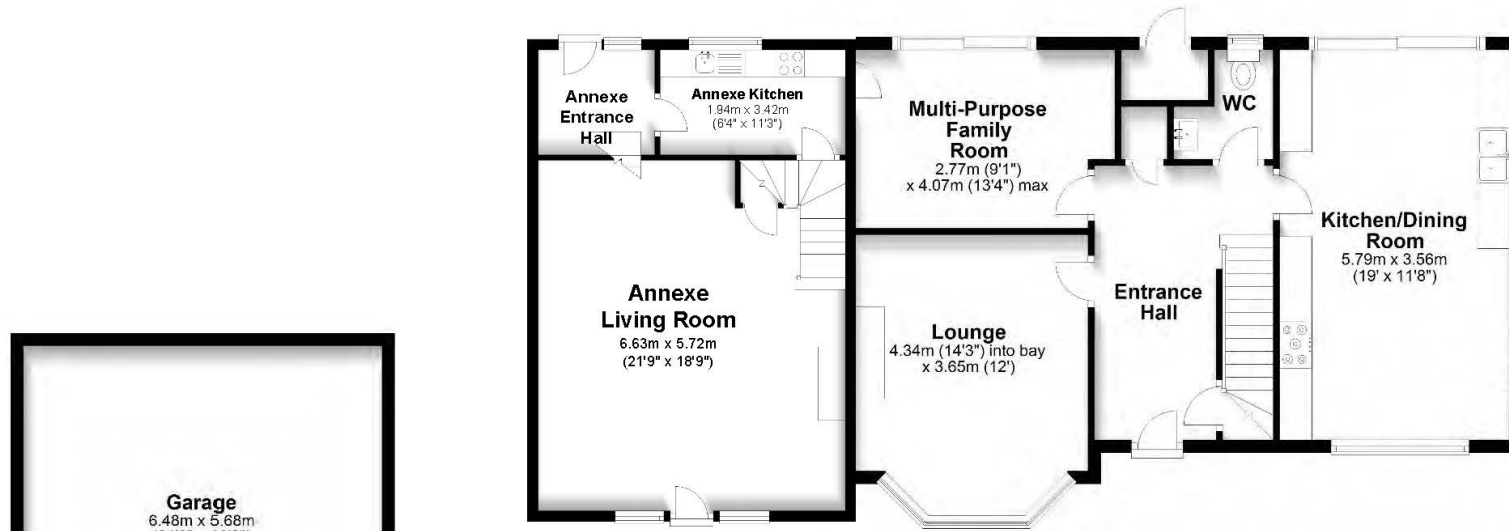
Stairs from the reception hall lead to the first-floor landing with a built-in airing cupboard housing a high-pressured hot water system and access to the loft. There are four bedrooms on this level with the main having an en-suite shower room and three bedrooms benefiting from harbour glimpses. The luxurious family bathroom offers a traditional style suite with a freestanding roll top clawfoot bath and separate walk-in drench shower.

Externally there is a beautifully landscaped south facing lawned garden incorporating patio and decked terracing creating a relaxing space for entertaining and alfresco dining. There is also an outside utility cupboard which houses a washing machine and separate tumble dryer, water tap, lighting and power. Located to the side of the house is a useful timber summer house measuring 11 x 8'11 with power connected, which could easily be insulated and used as a home office. The front block paved driveway provides ample parking for 4 cars with access to a double garage with electric doors, water tap and internal access to the property.

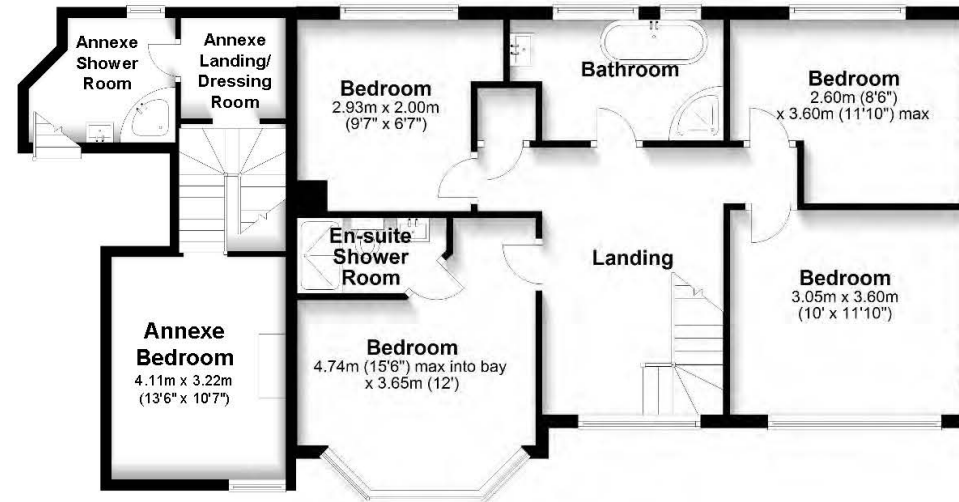


The Annexe: This part of the property has been designed to create an impressive self-contained living space offering versatile accommodation to suit individual needs. The current owners successfully run a high-quality and very popular Airbnb known as 'The Coast House' producing a healthy income of up to £3500 per month during the summer months and up to £2000 per month during the winter months. (The last 4 years' accounts are available on request). The Coast House is approached via a bridleway to the left of the property with a private entrance and courtyard garden. On entering The Coast House you have a reception hall opening to a fully equipped kitchen with fitted units incorporating a range of integrated appliances including dishwasher, fridge, freezer, full oven with electric induction hob. There is also an integral door providing direct access to the garage and a concealed interconnecting door to the main house. Steps from the reception hall lead up to a spacious main living and dining space with exposed floor timbers, fitted cupboards and a front aspect picture window with central door opening to a Juliette balcony. Further steps rise to the first-floor landing with dressing area giving access to a modern shower room. A top floor mezzanine double bedroom completes this deceptively spacious accommodation which boasts over 300 5-star guest reviews on Airbnb. The annexe also benefits from its own private south facing courtyard garden ideal for alfresco dining.

GROUND FLOOR



FIRST FLOOR



Overall total area: approx 239.4 sq.metres (2596.00 sq.feet)

Floor plans are provided for illustration purposes/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 7.5cm/3 inches. Total approx area shown on the plan may include external terraces, balconies and other external areas.





Solar Panels

The main house also benefits from solar panels which are discretely positioned on the back of the roof, unseen from the front of the property.

The current owners have benefited from an excellent Feed in Tariff return of well over £1200 in payments each year for electricity put back into the grid.

The solar panels produce more than enough electricity and also heat the water for the property on bright days, therefore completely off setting the combined gas and electricity bills for the whole property over the past 5 years.

About the property location

Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Co-operative petrol station, award winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops.

There is also a doctors' surgery and chemist, along with the highly rated Lilliput First School. Lilliput offers good communications to the town centres of Poole and Bournemouth.

Transport communications are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		81
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

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