



**Lake Cottage, 14 Dorset Lake Avenue, Lilliput,
Poole, Dorset, BH15 8JD**

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Lake Cottage, 14 Dorset Lake Avenue, Poole, Dorset, BH14 8JD

Freehold Price £1,400,000

A delightful setting, moments from the harbour, is this charming character 4 bedroom, 3 reception room detached home, offering 2200 sq ft of accommodation with huge potential to extend and develop. This gem of a property is nestled into a secluded plot, with gate access at the rear that leads to a lane with a private slipway onto Poole Harbour. There are harbour views from the first floor and balcony with potential for a loft conversion, which would provide further views. Still retaining many original character features, the house was modernised 15 years ago to include adding a large garage, art studio, and updating of the property throughout. The home has a welcoming entrance hall with stripped oak herringbone flooring that extends into the beautiful double reception room with pocket doors. There is a conservatory leading to the garden, along with a kitchen/breakfast room, utility and cloakroom on the ground floor. The first floor has 3 bedrooms and a study, en suite shower room, and a family bathroom. There is an electric loft ladder, leading to a boarded loft with windows, to take advantage of the views. The garden is a delight, being south westerly facing and being bordered by establish trees and plants. A real sun trap! The property is to be sold vacant with no forward chain and viewing is highly recommended to appreciate its charm and tranquil setting.

- Charming detached 4 bedroom home set in sought after location
- Rear gate leading to a private slipway access (residents of Dorset Lake Avenue only) onto Poole Harbour
- Well presented throughout, still retaining many of the original features
- Huge potential for extending up and out (subject to planning) like many others in the road
- Double reception room with pocket doors and oak herringbone floors
- Conservatory leading to the garden
- Art studio/study, on the ground floor
- Kitchen/breakfast room fitted in a range of shaker style units with work tops over and fitted with integrated double oven, gas hob, extractor, dishwasher and fridge/freezer
- Separate utility room with space and plumbing for a washing machine and tumble dryer
- Downstairs cloakroom
- Master bedroom with fitted wardrobes, en suite shower room and balcony
- 2 further bedrooms and a study with built in furniture and this room leads to the rear balcony
- Large boarded loft with electric wooden pull down ladder. Loft windows with views out to sea
- Gas central heating and double glazing
- Good size garage with remote control door and personal door to entrance hall
- South westerly facing garden with large patio and steps down to a lawn area. Enclosed by well established trees and plants and a rear gate leading out to Gardens Crescent
- Sold vacant with no forward chain

The property is set in a highly desirable location on Dorset Lake Avenue just 100m from a private slipway onto Poole Harbour and a few hundred metres from Salterns Marina. Lilliput shops are just around the corner offering good day to day facilities including bars, bistro, patisserie and store. Parkstone Golf Club is within one and a half miles, the beach at Shore Road is just over a mile away, the superb watersports area of Poole Harbour is within a mile and the property is in the catchment areas for Lilliput Infant School and Baden Powell Junior School. The area is well served by schools in both the state and private sectors.

Poole Town Centre 2.5 miles; Bournemouth Town Centre 4.5 miles; Parkstone Golf Club 1.3 miles; Ashley Cross & Station 1.6 miles; Bournemouth Airport 10 miles; Southampton 35 miles; London 110 miles.

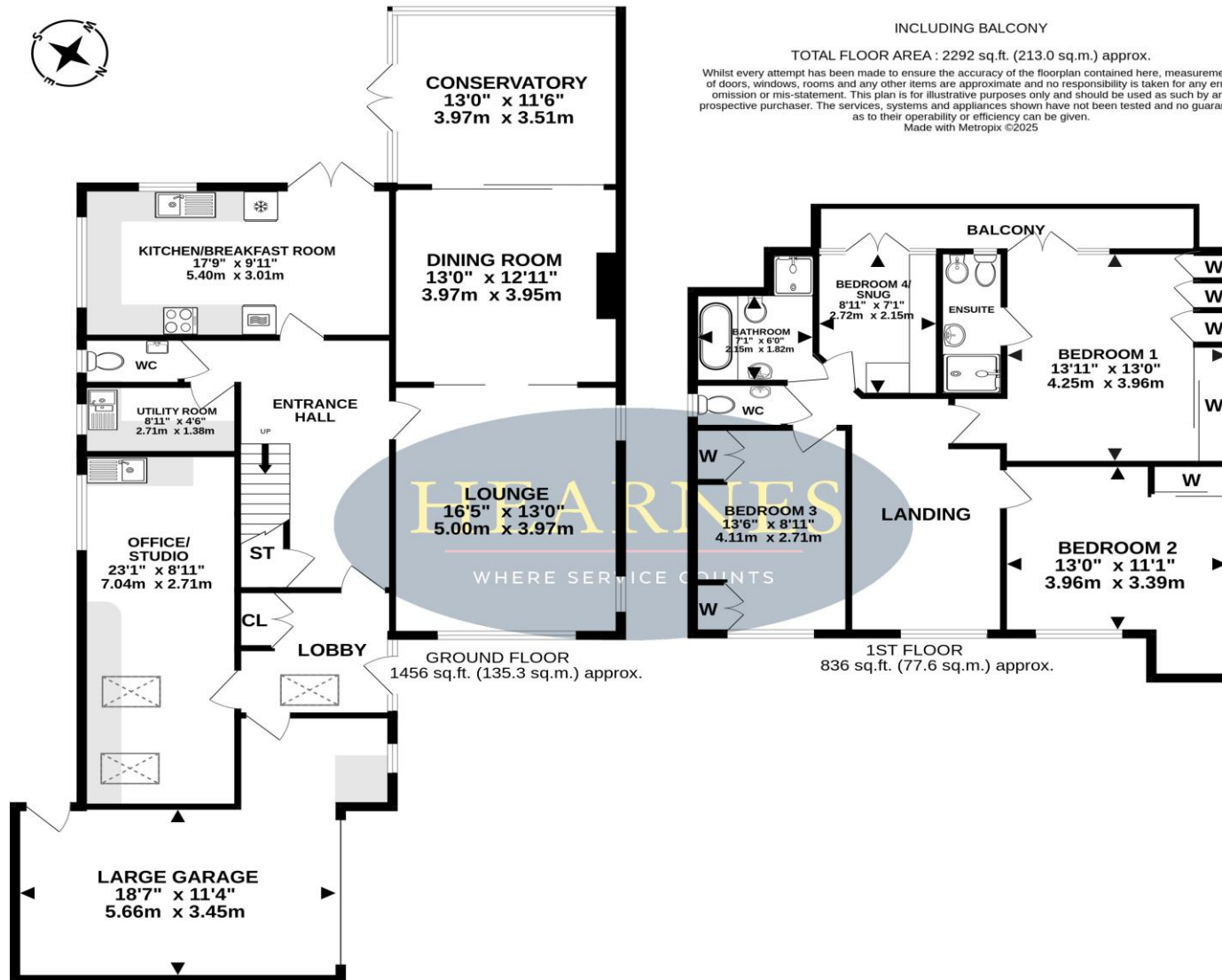
Council Tax Band F

EPC Rating D













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