

**56 Penn Hill Avenue, Penn Hill,
Poole, BH14 9NA**



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56 Penn Hill Avenue, Penn Hill, Poole, Dorset, BH14 9NA

Freehold Offers Over £900,000

A charming Edwardian 5/6 bedroom detached character home, which offers over 2300 sq ft of accommodation, and been dearly loved by the current family for the past 20 years. This truly delightful, extended home offers a stylish blend of past and present retaining many original features and is very well presented throughout. Affording extremely spacious rooms, high ceilings and a feeling of grandeur the charm of the era is evident throughout. The flexible accommodation includes 4 reception areas, (one currently being used as bedroom 6) and a bathroom on the ground floor, as well as 5 double bedrooms and a shower room on the first and second floors. The property also enjoys a wonderful landscaped 70ft x 50ft south facing rear garden which has a variety of storage buildings/workshop, and a generous block paved parking area to the front. It is only 650m from the restaurants, shops, and bars in Penn Hill and only ½ a mile from Branksome Chine where a pleasant sylvan walk leads to the award winning sandy beach. This fabulous family home is one not to be missed!

- Fabulous Edwardian home extending to over 2300 sq ft with 5/6 bedrooms and 3/4 reception areas
- Impressive entrance hall having a beautiful stained glass landing window on the half landing
- Generous sitting room with open fire, opening into a good size dining room with doors to the garden
- Further sitting room to the rear of the property with doors opening to the garden and double doors to the kitchen/breakfast room
- Kitchen fitted in an extensive range of units with work tops over and Range style cooker, fridge/freezer, dishwasher and washing machine (current appliances are included at the asking price)
- Sitting room with original features such as walk-in square bay, picture rails and fire surround, currently used as bedroom 6 (the owner has used this room for Airbnb)
- Character feel throughout with high ceilings, picture rails, ceiling coving, original staircase, and fireplaces
- Stunning fully tiled bathroom on the ground floor, with jacuzzi style bath and shower over. Further first floor shower room with fitted furniture
- 4 first floor double bedrooms with bedroom 4 fitted out as a dressing room with wardrobes, cupboards, and drawers
- Bedroom 5 has access to loft storage and possibly the addition of an en suite
- The owner has loved the garden, which is 70ft x 50ft, south facing and has a large, blocked paved area ideal for relaxing and entertaining, there are steps up to a further raised patio with shed, summer house, greenhouse, and there is a further seating area to the rear. The block paving continues around the house to the front, where there is off road parking for 3 cars.
- Gas central heating and mostly double glazed; the roof was replaced in 2020, and the tiles were selected to be in keeping with the age of the property.

The property is just a few hundred yards from Penn Hill Shops with Ashley Cross is just over ½ a mile away which has a more extensive range of shops, cafes, bars and restaurants as well as a mainline railway station. Branksome Park provides a lovely walk through the Chine to Branksome Beach and along the way, you will find Branksome Park Tennis Club which offers coaching for all ages. The Superb Parkstone Golf Club is around ¾ of a mile away. In terms of schooling, the area is well-served by schools in both the public and private sectors. Westbourne shops are approximately 1.3 miles away with the town centres of Poole and Bournemouth 2.4 and 2.9 miles away respectively. Bournemouth Airport is approximately 8 miles away; Southampton 35 miles and London 110 miles.



COUNCIL TAX BAND: F

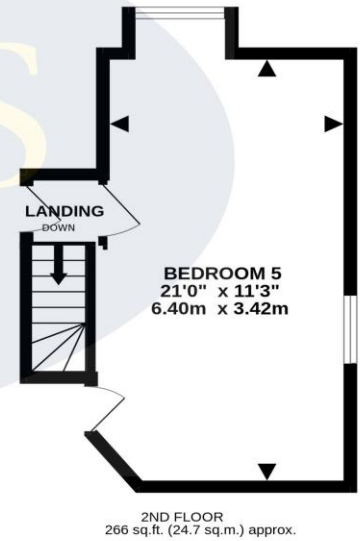
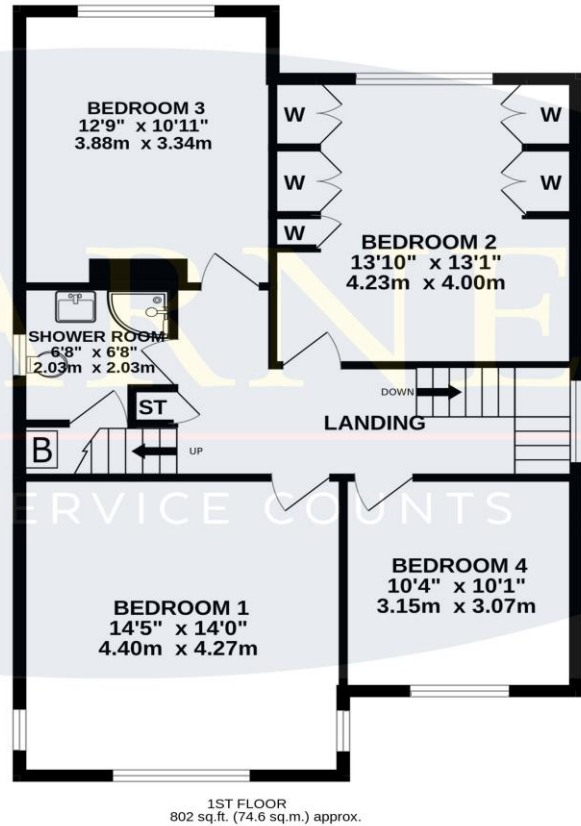
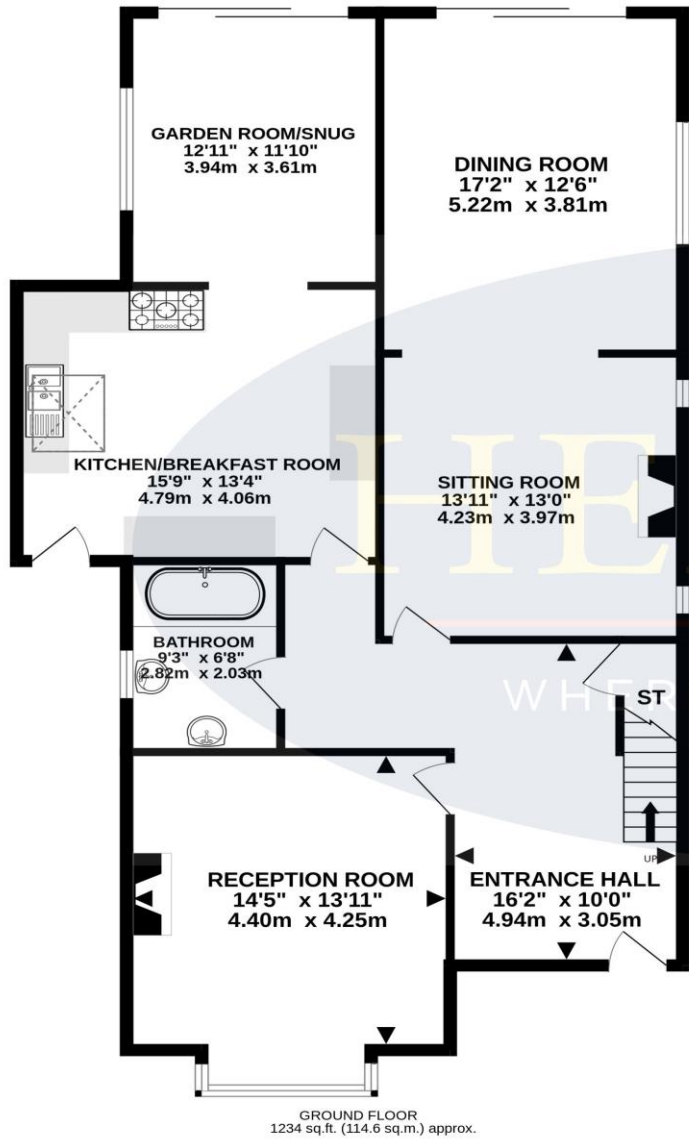
EPC RATE: E





TOTAL FLOOR AREA : 2303 sq.ft. (213.9 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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