

FOR SALE

41 Pottery Road, Whitecliff, Poole,
Dorset BH14 8RB



PHILIPPA SOLE



£699,950

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Potential to develop into 2-storey house (STPP) which could offer views across Poole Harbour

Character well-maintained 2-3 bedroom cottage with Annexe

Open-plan kitchen / living room

Outdoor studio / office with en-suite - could be let out to generate income

Good school catchments - Lilliput, Baden Powell & Poole High

Large private level rear garden

Garden shed escape in addition to the Annexe

No forward chain

Council band D: £2,147.75
Freehold

About this property

With a large level garden, this well presented 2-3 bedroom detached chalet cottage has the potential to extend upwards (subject to planning permission), which would offer views across the harbour. Less than 300m to Whitecliff Park and its facilities including access to the water via a public slipway. A garden annexe / yoga studio has own entrance, possible to rent out & generate income.

An inviting entrance and covered veranda greet you as you approach this charming chalet / cottage. The entrance hall leads to the large open-plan living / kitchen space that enjoys a delightful double aspect with double doors leading to the rear garden. The kitchen opens into the living space with a lovely wood burner; a door leads to the utility room and second entrance. A family bathroom is shared between the main and second bedroom. The main bedroom also has direct access onto the rear garden. Stairs lead to the first floor loft area, which is currently used as a 3rd bedroom with en-suite shower room and generous eaves storage.

Outside, there is a covered outdoor dining area with teak decking that leads to a sunny garden with water feature and vegetable patch. At the rear of the garden is a further outbuilding which is fully insulated and benefits from power and light - currently used as a "Man Cave".

There is also self-contained yoga studio / Air BnB which offers its own en-suite shower room and log burner. To the side of the house, is a covered outdoor kitchen and pizza oven with private seating area, providing secure access to the front garden. The studio is currently rented out on Air B&B at high season for £95 per night.

Location

Located in a popular location less than 300m from Whitecliff Park and Poole Harbour. The local shops at Whitecliff offer a convenience store, butchers, coffee shop, surf shop, beauticians and hardware store, whilst an array of restaurants, bars and pubs can be found within 250m at Ashley Cross. The local train station at Parkstone offers a direct line into London Waterloo in approx. 2 hours.





Ground Floor
Approx. 95.7 sq. metres (1029.9 sq. feet)



First Floor
Approx. 31.4 sq. metres (337.6 sq. feet)



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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