



HEARNES
WHERE SERVICE COUNTS

This stunning Edwardian residence situated on St Anthony's Road was originally constructed in 1908 and exudes an abundance of charm and character. As part of the esteemed 'Leven Estate', the property boasts distinctive external features such as stone window surrounds and timber sash windows. Its symmetrical tile hung gables and projecting pitched roof further enhance its architectural appeal. Noteworthy elements include a remarkable oriel window and a captivating stone curved bay.

Under the current ownership for over three decades, the property has been thoughtfully converted to offer both a comfortable living space and an income-generating opportunity. The owner's accommodation spans two floors and comprises an impressive reception hall and a sitting room with a delightful bay window, providing picturesque views of the rear garden. Additionally, there is a spacious master bedroom with an en suite bathroom and direct access to the rear garden, a generously sized fitted kitchen/dining room, a conservatory, three further bedrooms, a shower room, and a ground floor shower room.

Many of the rooms still retain their original feature fireplaces, and there is also a cellar, adding to the property's unique charm and providing additional storage space.

Accessible from both the front and rear, there is a single-storey garage that previously had planning permission (now expired) for the following:

- Demolition of the existing garage and construction of an indoor swimming pool – Planning Granted on 14/08/14
- Demolition of the existing garage and alterations, along with a single-storey extension to the ground floor flat – Planning Granted on 31/07/15

The opportunity exists to reapply for one of these lapsed consents, further enhancing this already remarkable home.

The rear garden is predominantly laid to lawn and wraps around to a paved area adjacent to the conservatory, providing an ideal space for al-fresco dining and entertaining.

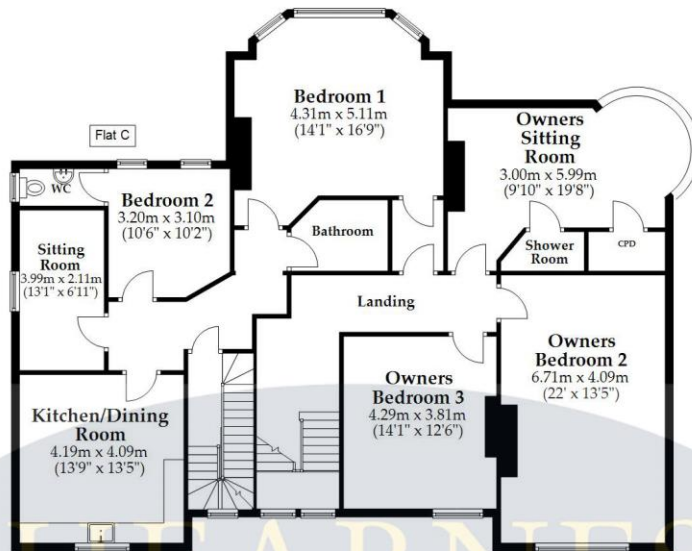
Currently, four apartments within the property are let to various tenants on Assured Shorthold Tenancy (AST) agreements. It is understood that the current owner generates an excellent annual income (Ask for further details). Therefore, in our professional opinion, there is an opportunity to either continue with the existing arrangement or explore alternative options to maximize the property's potential or conversion back in to a large family home is relatively straightforward.

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearnes Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Whilst reasonable endeavors have been made to ensure that the information given in our sales particulars are as accurate as possible, this information has been provided to us by the seller and is not guaranteed. Any intending buyer should not rely upon the information we have supplied and should satisfy themselves by inspection, searches, enquiries, and survey as to the correctness of each statement before making a financial or legal commitment. We have not checked the legal documentation to verify the legal status, including the lease term and ground rent and escalation of ground rent of the property (where applicable). A buyer must not rely upon the information provided until it has been verified by their own solicitors





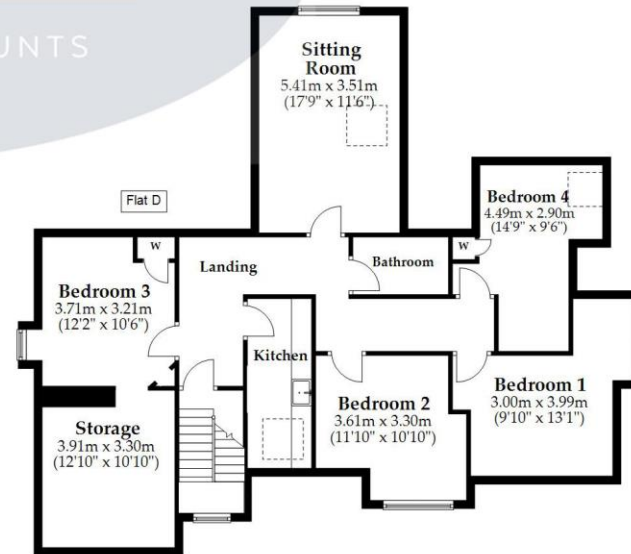
First Floor



Ground Floor

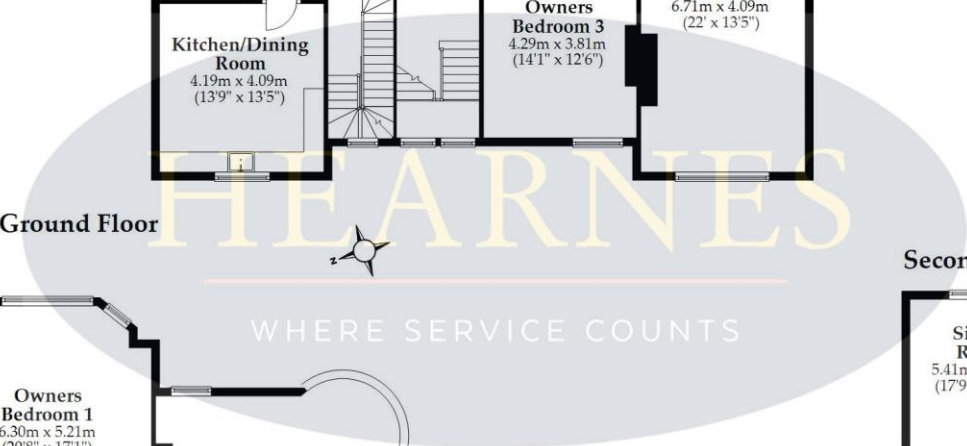


Second Floor



Total Floor Area: approx. 505 metres (5430 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ltd Ringwood







HEARNES

WHERE SERVICE COUNTS

www.hearnes.com

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU

Tel: 01202 317317 Email: bournemouth@hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE