

FOR SALE

The Cottage, Burnaby Road,
Alum Chine, Bournemouth, Dorset
BH4 8JG



PHILIPPA SOLE



£450,000

Walking distance to the vibrant Westbourne Village

100 metres from historic Alum Chine Bridge & 25 National Cycle Route

0.4 mile walk away from Alum Chine beach

Front garden and off road parking

Bright and spacious living / dining room

Scope to renovate and personalise

Unique 2-bedroom detached 'Cottage' originally Alum Chine Stables

Council Tax Band D - £2048.24

Freehold

[Click here for virtual tour](#)

About this property

A rare opportunity to purchase this two double bedroom 'Cottage' (believed to be the Groom's Cottage of the former stables), conveniently positioned 0.4 mile from Alum Chine Beach and the village of Westbourne with its array of restaurants, cafe's and independent shops. With vast potential for renovation, it presents a remarkable opportunity to fashion a splendid second home or primary residence minutes from Alum Chine and National Cycle Route 25 connecting Bournemouth and Poole.

An exclusive chance awaits to own a hidden treasure within walking distance of Alum Chine beach and the vibrant Westbourne Village. This charming two double-bedroom detached cottage, built circa. 1850 is associated to the original Zetland Court, the seaside villa of Lord and Lady Wimborne of Canford. This property presents an excellent opportunity and potential for renovation, ideal for creating a splendid second home or primary residence in a fantastic location. The front garden is large enough to park two cars, which in turn leads to a cute entrance courtyard set behind large wrought-iron gates, where horses possibly once stood as it's believed that The Coach House next door and The Cottage were formerly stables. The property enjoys an abundance of natural light, highlighted by a spacious double front reception lounge and living room featuring two full sized windows. The compact kitchen sits off the wood-panelled hallway and opens onto an external courtyard. On the first floor, you will find two generously sized double bedrooms, each with fitted wardrobes, serviced by a fully tiled family bathroom.

Location

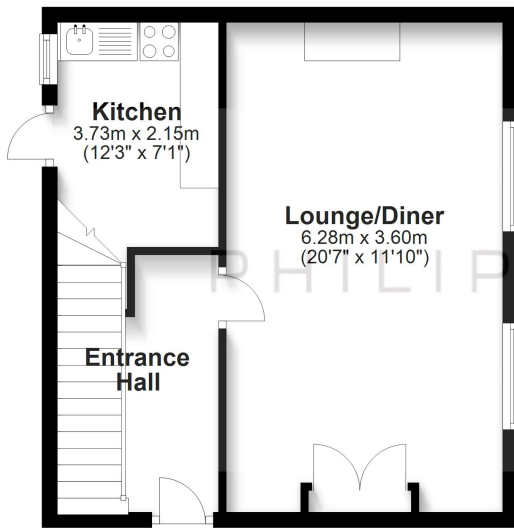
In walking distance of Alum Chine Beach and the vibrant village of Westbourne, which provides all that is needed for day-to-day living. From a highly regarded independent butcher to the much used Marks & Spencer's food hall, a diverse range of restaurants and cafés and so much more. The awarding winning blue flag beaches are within 0.4 mile, offering an opportunity to enjoy stunning far reaching views over Old Harry Rocks and the Isle of Wight. Acclaimed to be one of the most desirable places to live in the UK, this area of the south coast benefits from fantastic weather thanks to its microclimate, due to being sheltered by the Isle of Wight and also its proximity to the Channels Islands. The area also has a developing arts scene, at the centre of which is The Lighthouse in Poole, home to the globally acclaimed Bournemouth Symphony Orchestra, and the Pavilion Theatre, Russell Cotes Art Gallery and BIC in Bournemouth. The 18-hole Championship golf course at Parkstone Golf Club is a five minute drive away. London Waterloo is accessible in approx 2 hours from the local station at Branksome.





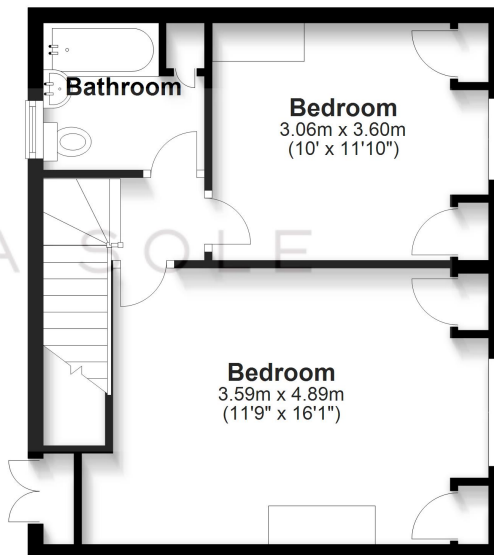
Ground Floor

Approx. 36.8 sq. metres (396.3 sq. feet)



First Floor

Approx. 39.2 sq. metres (421.9 sq. feet)



Total area: approx. 76.0 sq. metres (818.2 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/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 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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