

**Gladstone Road, Parkstone,
Poole, Dorset BH12 2LY**



HEARNES

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FREEHOLD PRICE £475,000

WOW! An absolute gem of a property offering a fabulous unique 4 bedroom family home with detached coach house, nestled into a secluded plot in the heart of Parkstone. Built in 1889, this semi detached home over 3 floors, has been sympathetically restored by the current owners who have tenderly updated the property meticulously, careful to blend the charm and character of the original build with more modern features. With attention to detail at every turn, the home encompassed all senses with its historical roaring open fires, art deco wood burner, refurbished original internal wooden doors, quarry tiled flooring, exposed brickwork, picture rails, fireplaces, 1940's original Rayburn solid fuel cooker, butler sink, sitting alongside tasteful interior hues and relaxing styling. One not to be missed and it is a pleasure for Hearnes to be handling this sale!

- 4 bedroom, 2 reception room semi detached home with detached one bedroom coach house offered with outstanding presentation throughout
- The main home, being built in 1889 and still retains many character features, alongside more modern styling
- The owners have poured their heart into the modernisation project, extending the home and converting the old stable block into a stylish coach house
- In the heart of the home is the sitting room with open fireplace with attractive fire and hearth, 2 deep storage cupboard, high picture rails
- Cosy lounge with 1940's log burner
- Stunning kitchen/dining room having recently been completed with a range of black units and white bespoke stone worktops over. The central feature being the refurbished 1940's Rayburn stove, sitting proudly like a work of art! Surrounding it are an extensive range of storage and integrated appliances to include induction hob, extractor, double oven and dishwasher
- Charming utility room, reusing the original butler sink on a wood plinth, which nestles into the corner of the room. Shelving storage and plumbing for washing machine and tumble dryer
- 2 first floor bedrooms with a stunning main bathroom having high flush w.c, wash basin and clawfoot roll top bath (this needs re enamelling)
- 2 second floor bedrooms (ideal for children) with bedroom 3 having an en suite shower room
- In keeping with the age of the property, the double glazed windows sit within wooden window frames, which matches all the internal doors and woodwork. Gas central heating and 2 boilers (one for the coach house)
- Detached coach house, with potential for a variety of uses. Originally used as a one bedroom cottage for Air BnB (with photos of this available on request) and has a separate council tax band. Now used as a home office/therapy space, having a versatile layout an ideal as an annex, place of work or business
- Enclosed private low maintenance garden with rear relaxation area
- Off road parking for 2 cars



The Coach House



The Coach House



The Coach House



The Coach House



The Coach House

COUNCIL TAX – HOUSE: BAND: D COACH HOUSE: BAND A EPC RATE: D

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.

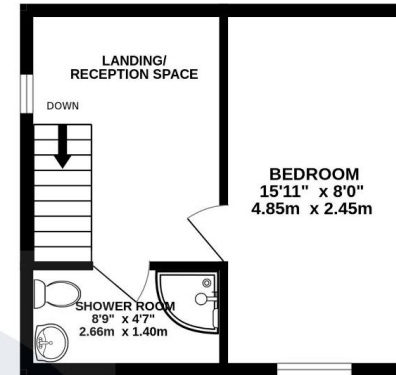
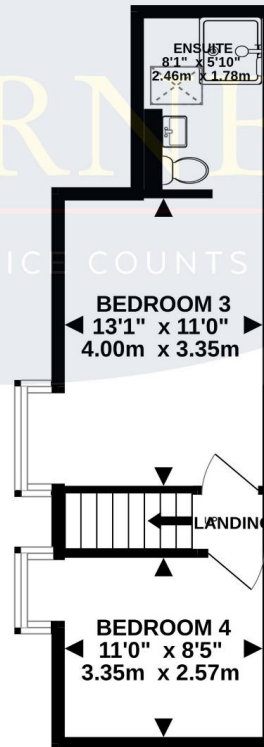
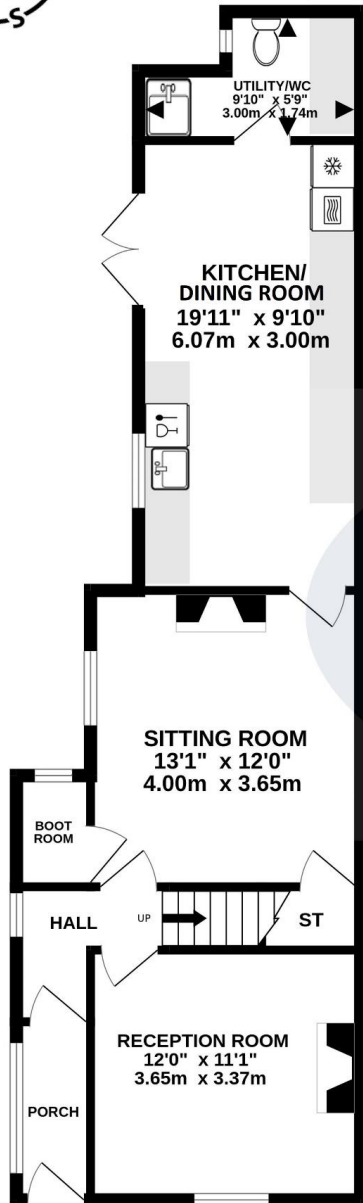




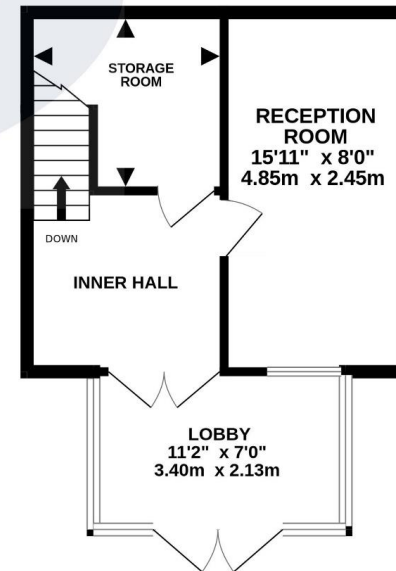
TOTAL FLOOR AREA : 1910 sq.ft. (177.5 sq.m.) approx.

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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COACH HOUSE
1ST FLOOR
267 sq.ft. (24.8 sq.m.) approx.



COACH HOUSE





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