

TO LET

9 Mornish House, Mornish Road,
Branksome Park, Poole, Dorset
BH13 7BY



PHILIPPA SOLE



£7,000 pcm

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Double height entrance hall

Choice of reception rooms

Four bedroom suites

Games floor

Indoor pool complex

Triple garage

Self-contained apartment

7,000 sq.ft

Council Tax Band H - £3,896.48

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About this property

This imposing and impressive versatile family home, boasts more than 7000 sq feet of accommodation, featured around a stunning cathedral style living room. The indoor pool complex, and dedicated games floor, provides an ideal space to entertain guests; whilst the triple garage and self contained annexe are great additions for anyone looking to run a business from home or to accommodate a nanny or au pair.

Nestled behind secure gates and set back from the road, this stunning home offers a great deal of seclusion and privacy. Located centrally within impressive open grounds approaching 0.75 acres, a sweeping driveway leads up through landscaped gardens to this magnificent house and triple garaging.

Once through the large pillared entrance porch, you enter the fabulous reception hall, with curved balcony overlooking the main living area and impressive sweeping stone staircase. This cathedral style room has stunning 30ft floor-to-ceiling bay windows, open fireplace with stone surround and overlooks the gardens. The solid oak kitchen sits centrally in this large room and is complemented by stone worktops and double integrated fridge freezers. A curved breakfast bar defines the kitchen from the living and dining space. The snug area of the kitchen features a beautiful exposed brick curved wall with French door leading out to the garden, whilst the orangery provides a dedicated informal dining space. From the kitchen is a utility room, party and garden cloakroom which can be self contained and accessed via the back door.

There is a choice of four further reception areas. One had been designed to be a fully equipped cinema featuring a Crestron system which is currently decommissioned. The large reception area has been designed to be versatile and makes a superb library or games area as it is currently configured. The third reception is currently used as an office with the final family room / snug featuring a gas fire and floor-to-ceiling windows that overlook the luxurious indoor swimming pool. The indoor pool complex is a wonderful addition to the house showcasing a 30ft pool with swim jets, indoor shower area with 8 jet showers and featured lighting. Limestone wall and floor tiles, and an automated safety cover with 3 sets of French doors that lead to the landscaped grounds, and outdoor jacuzzi.

On the first floor are 4 bedroom suites all featuring fitted wardrobes. The principal suite occupies the left wing of the house with access to a balcony that overlooks the gardens. A separate large fitted dressing room and marble bathroom with built in bespoke cabinetry and twin sinks, a walk in shower and separate bath complete this suite. The top floor of the house is currently used as a games room and is over 60ft long. This space is a fabulous addition to anyone with children. The fully automated triple garage, has a self contained studio apartment above featuring a full kitchen and bathroom.

CAFE





Additional Features

The beautifully landscaped grounds are a particular feature of this home, as remain almost unseen from the road. Mature trees surround the boundary but do not impinge on the two large lawned areas. The driveway crosses a pretty bridge with pond and water feature which can be enjoyed from the jacuzzi, which is sheltered by an attractive pergola.

Location

Located on an exclusive Private Road in the heart of Branksome Park surrounded by luxury homes, Mornish Road is within an easy and very pleasurable walk down through the pine forested chine to the beach at Branksome Chine. Both Westbourne and Canford Cliffs Village are within easy reach and offer restaurants, pubs, cafes, Marks & Spencers Foodhall and boutique retail. Poole Harbour and world-famous Sandbanks are close by offering a haven for sailors, yachties, wind / kite surfers and anyone looking to enjoy the shallow waters and mild climate on the south coast. The highly regarded Rick Steins Fish Restaurant is popular for locals and visitors alike.

Bournemouth International Airport is an easy 10mile journey and Branksome Railway Station just up the road offers a regular and easy connection to major cities, and to London in approx. 2 hours. The highly regarded private schools of Canford, Clayesmore, Bryanston, Milton Abbey and Talbot Heath (to name a few) are all within the county.



