

**Church Street,  
Old Town, Poole, BH15 1JU**

**Guide Price £650,000**









## Property Summary

A charming and sympathetically modernised Grade II listed three bedroom character residence with a courtyard garden, roof terrace and parking in an idyllic location in the Old Town opposite St James' Church, only a stone's throw from the historic waterfront of Poole Quay.



## Key Features

- Grade II listed character home
- Close to Poole Quay waterfront
- Main living room with fireplace
- Modern kitchen/breakfast room
- Three double bedrooms
- En-suite bathroom & shower room
- Separate shower room
- South facing courtyard garden
- South facing roof terrace
- Secure parking space
- Detached home office





## About the Property

This charming Grade II listed three bedroom character residence is pleasantly situated in an idyllic location in the Old Town of Poole, directly opposite St James' Church and only a stone's throw from the historic waterfront quay.

In recent years this attractive property has been sympathetically modernised to a high standard whilst retaining a wealth of period features. This well-appointed home enjoys a delightful south facing courtyard garden with a detached timber home office, a roof terrace and rear access providing secure private parking.

On entering the property, there is an open plan main reception room with exposed wall panelling and two front aspect windows overlooking St James' Church. There is also a welcoming wood burning stove and door to the rear courtyard. 3 Church Street originally formed part of a larger main residence and the conversion to a separate house afforded a flying freehold which has created a larger floor area and superb feeling of space to the ground floor.

A glass pocket door opens to the adjoining kitchen/breakfast room, newly fitted in 2020 with a comprehensive quality range of modern units incorporating a full range of integrated appliances and Quooker hot tap. This room also houses the gas boiler installed in 2020 and has a stable door to the courtyard garden.

Stairs from the living room lead to the first floor landing.

The main bedroom with an en-suite bathroom has two front aspect windows overlooking St James' Church, with fitted shutters and built-in cupboards.

Located to the rear is a further dual aspect bedroom and separate shower room.

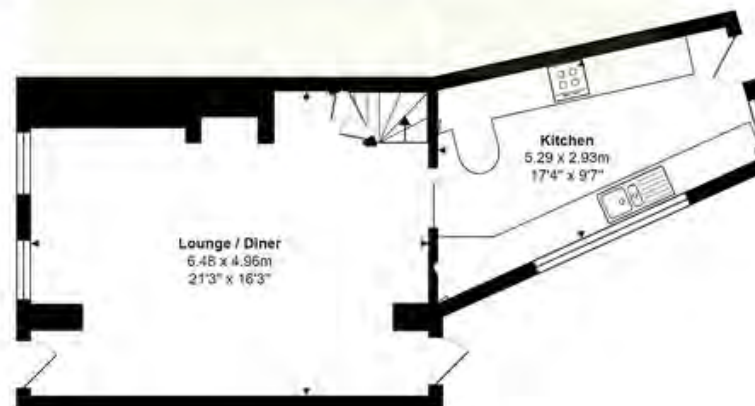
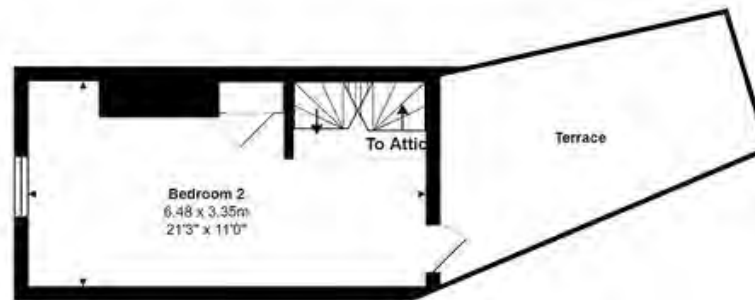
Stairs from the landing lead to the top floor bedroom with a built-in wardrobe, storage cupboard and access via stairs to further loft storage. From this level you have access to a superb south facing decked roof terrace with railings overlooking the surrounding area.

Externally, there is an enclosed south facing walled courtyard garden incorporating a parking space via an electric roller door with rear vehicular access from Thames Alley.

There is also an impressive multi-purpose detached timber home office by [garden-retreat.co.uk](http://garden-retreat.co.uk) with double glazed doors and windows.

Council Tax Band E

Agents Note: There is a flying freehold between 1 and 3 Church Street



Total Area: 116.3 m<sup>2</sup> ... 1252 ft<sup>2</sup> (excluding terrace)

All measurements are approximate and for display purposes only







## About the Location

Situated in close proximity to Poole High Street with its' numerous shops, cafes and public houses, new owners will enjoy a variety of shopping options, walks along nearby Poole Quay or dining at one of the many cafes, restaurants or public houses on offer. Poole train station is within half a mile, offering excellent commuting links including London at approximately two hours.

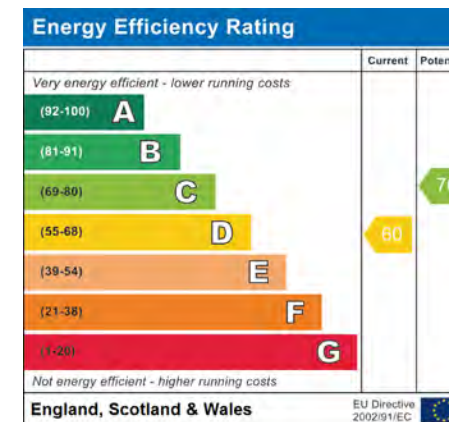
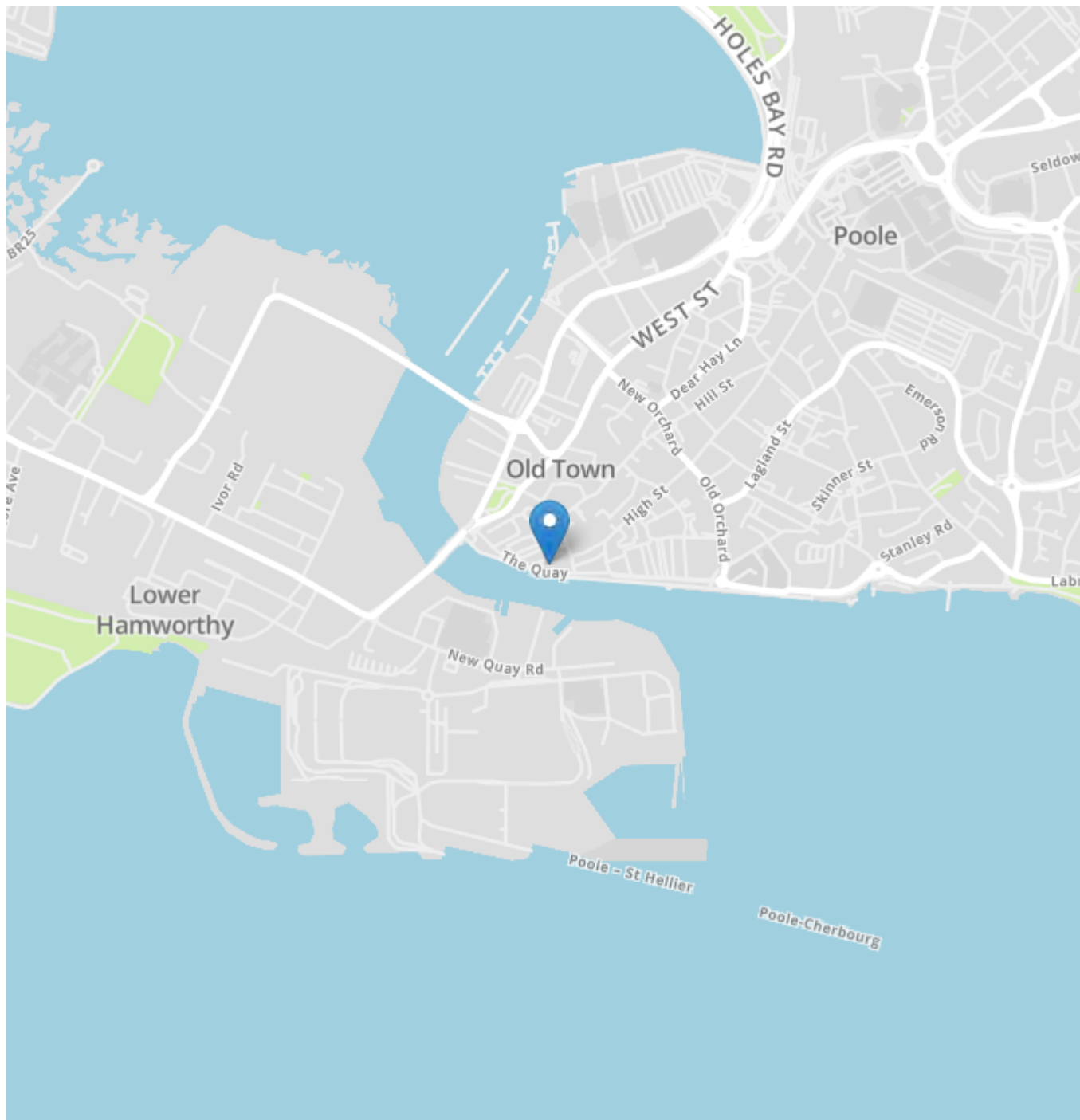


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Our reputation is a result of the unsurpassed level of service we offer and importantly the results we achieve for our clients. Our ethos is to 'Bring People and Property Together', after all it's what we've been doing so well for nearly 30 years.



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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Mays have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### New Developments (where applicable)

Plans and specification are subject to change during the course of construction. All measurements are approximate. The developers reserve the right to alter and amend the information given in these particulars as necessary. Nothing contained herein shall be, or shall be deemed to be, part of any contract. The approximate dimensions quoted indicate the maximum room sizes and are scaled from plans before construction has commenced. They are not intended to be used for carpet sizes, appliance spaces or items of furniture.

### Mays Estate Agents - Lilliput Sales and Head Office

290 Sandbanks Road, Poole, Dorset BH14 8HX

T: 01202 709888

E: [poole@maysestateagents.com](mailto:poole@maysestateagents.com) (sales)

E: [lettings@maysestateagents.com](mailto:lettings@maysestateagents.com) (lettings)

[www.maysestateagents.com](http://www.maysestateagents.com)

