

3 Church Street, Old Town Poole,  
Dorset, BH15 1JU





# 3 Church Street, Poole, Dorset, BH15 1JU

## FREEHOLD PRICE £650,000

Set just 130 metres from Poole Quay is this charming Grade 2 listed cottage, one of a pair that was formerly an early 18<sup>th</sup> century single dwelling rebuilt of an earlier, probably medieval building. This immaculate home has been greatly improved by the present owners and is impeccably and tastefully presented throughout. Just a few of the improvements include the addition of a garden office pod, thoughtfully refitted kitchen with style and practicality in mind and fitting or refurbishing of window shutters. The property is double glazed at the rear, has gas central heating, stairs to a useful loft storage room, a delightful southerly courtyard garden where an electric roller door from Thames Alley provides access for parking, stylish en suite bathroom and main shower room and fitted wardrobes. Noteworthy features include a superb second floor southerly sun terrace and tranquil views from all windows to the front towards the church. The property was converted from the original single dwelling around 1968 into 1 & 3 Church St with a flying freehold between them. A short walk takes you along The Quay with all its amenities including an excellent selection of eateries and boat trips around the harbour and beyond.

- Charming Grade 2 listed cottage in sought after location
- 3 double bedroom period home
- 2 luxury shower/bathrooms, 1 en suite
- Numerous character features
- Beautifully presented and greatly improved by the present owners
- Superb, refitted kitchen/breakfast room with appliances
- Secure off road parking and southerly courtyard garden
- Further sun terrace on the second floor
- Detached garden office pod
- Gas central heating and double glazed at the rear
- Tranquil Old Town setting just 130m from The Quay and opposite St James Church
- Stairs to loft storage room

Church St is a quiet backwater of the historic Old Town area of Poole which is home to St James Church and numerous other period homes some of which date back to medieval times but largely the construction is early 18<sup>th</sup> century. The Quay is just round the corner and Poole High Street runs parallel with access around 200m away leading along to the shops and other amenities. The mainline station is within 1 km and the bus station is a similar distance. The sandy bathing beaches are approximately 3 miles away and Poole Harbour has 8 islands within it including Brownsea Island which is well worth a visit.

Council Tax Band: E    EPC Rating: D





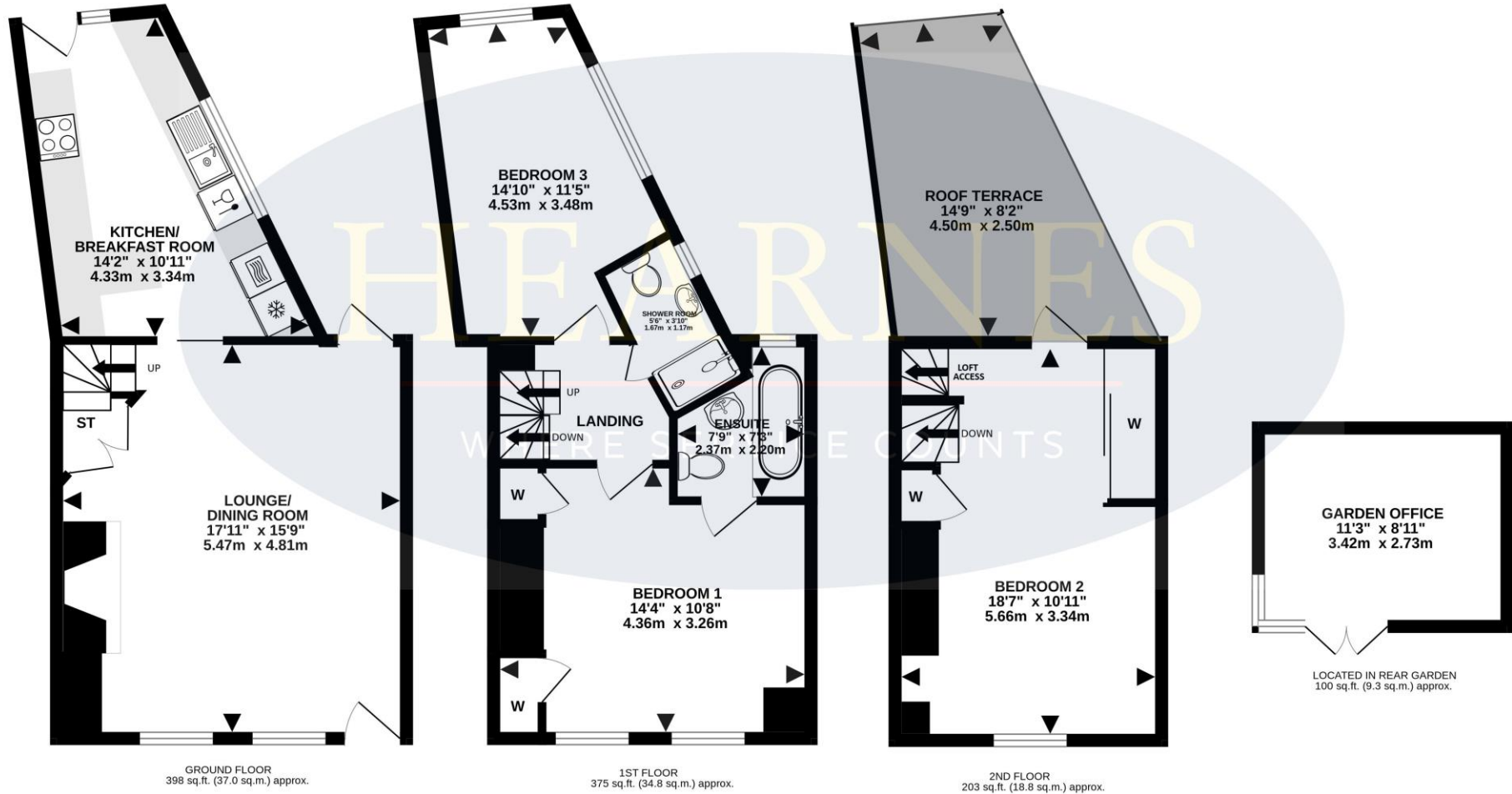




TOTAL FLOOR AREA : 1075 sq.ft. (99.9 sq.m.) approx.

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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