



**Lake Cottage, 14 Dorset Lake Avenue, Lilliput,  
Poole, Dorset, BH15 8JD**





# Lake Cottage, 14 Dorset Lake Avenue, Poole, Dorset, BH14 8JD

## Freehold Price £1,250,000

A fantastic opportunity to secure a superb plot and position in one of Lilliput's most sought after locations in Dorset Lake Avenue with harbour views, private slipway access and significant scope to create a landmark coastal home. In an unbelievably tranquil setting, moments from the harbour, is this charming character 3/4 bedroom detached home, offering 2200 sq ft of versatile accommodation, with strong potential to enhance both size of property and views through upper-level extension and wider architectural remodelling (STPP) The property has been owned by the present family for over 20 years having provided a lovely home for them, and now offers a rare opportunity for a buyer wanting to create a standout coastal home in a blue-chip road. This gem of a home is nestled into a secluded plot, with gated access at the rear, ideal for a boat, that leads to a lane with a private slipway onto Poole Harbour. There are lovely harbour views from the rear bedrooms and balcony with potential for an additional floor which would provide even more beautiful views. Still retaining many original character features, the house was modernised around 15 years ago to include the addition of a large garage and art studio, as well as refitting and updating of the property throughout. The home has a welcoming entrance hall with stripped oak herringbone flooring that leads to all ground floor rooms. From the spacious landing there is also an electric loft ladder leading to a boarded loft room with dormer windows which take advantage of the views. The property is double glazed and has gas central heating serving an underfloor system through the lounge, dining room and kitchen/breakfast room with radiators in the remainder. The garden is a delight, being south westerly facing and bordered by established trees and plants with raised patio and a good size lawned area; there are double gates leading to a cul de sac at the rear. A real sun trap! The property is to be sold vacant with no forward chain and viewing is highly recommended to appreciate its charm, potential and quiescent setting.

- Charming detached 3/4 bedroom home set in an unbelievably tranquil and sought after location
- Rear gate leading to Gardens Crescent where there is private slipway access (residents of Dorset Lake Avenue only) onto Poole Harbour
- Well presented throughout, still retaining many of the original features
- 2200 sq ft of versatile accommodation, with strong potential to enhance both size of property and views through upper-level extension and wider architectural remodelling (STPP)
- Double reception room with pocket doors for occasional division and oak herringbone floors with underfloor heating
- Conservatory leading to the south westerly garden
- Large studio designed and added for an artist some 15 years ago on the ground floor
- Kitchen/breakfast room fitted in a range of shaker style units with work tops over and fitted with an integrated double oven, gas hob, extractor, dishwasher and fridge/freezer, and with French doors to the patio and garden
- Separate utility room with space and plumbing for a washing machine and tumble dryer
- Ground floor cloakroom
- Master bedroom with fitted wardrobes, en suite shower room and balcony all enjoying delightful harbour views
- 2 further bedrooms and a study with built in furniture and this room leads to the rear balcony
- Large, boarded loft with electric wooden pull down ladder and dormer windows with views out to the harbour
- Gas central heating via part underfloor system and part radiators; double glazing
- Good size garage with remote control door and personal door to entrance hall
- South westerly facing garden with large patio and steps down to a lawn area, enclosed by well established trees and plants and a rear double gates leading out to Gardens Crescent
- Sold vacant with no forward chain

The property is set in a highly desirable location on Dorset Lake Avenue just 100m from a private slipway onto Poole Harbour and a few hundred metres from Salterns Marina. Lilliput shops are just around the corner offering good day to day facilities including bars, bistro, patisserie and store. Parkstone Golf Club is within one and a half miles, the beach at Shore Road is just over a mile away, the superb watersports area of Poole Harbour offers a fabulous recreational space and the property is in the catchment areas for Lilliput Infant School and Baden Powell Junior School. The area is well served by schools in both the state and private sectors.

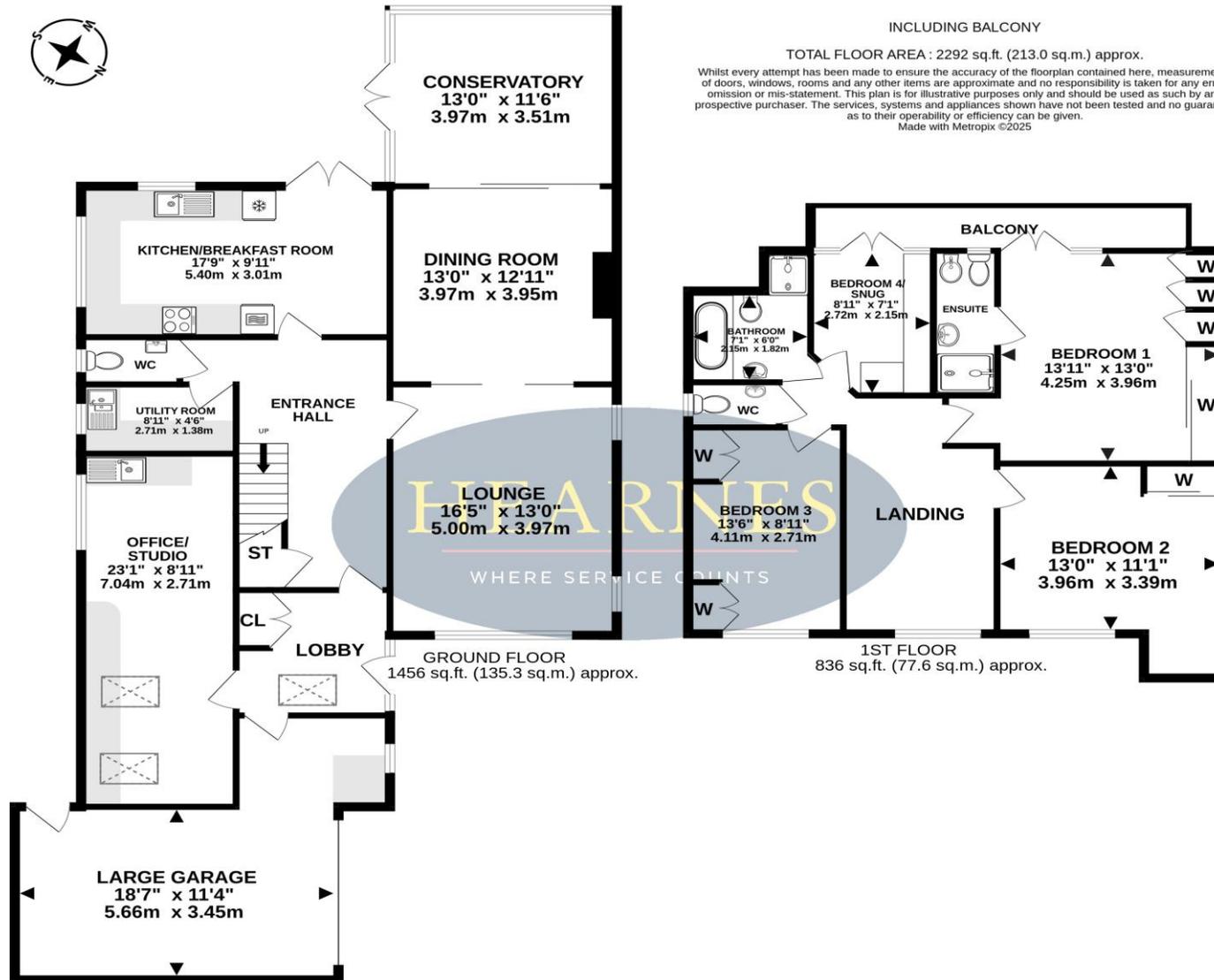
Poole Town Centre 2.5 miles; Bournemouth Town Centre 4.5 miles; Parkstone Golf Club 1.3 miles; Ashley Cross & Station 1.6 miles; Bournemouth Airport 10 miles; Southampton 35 miles; London 110 miles.

Council Tax Band F EPC Rating D













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