

Lilliput Road, Lilliput BH14 8JZ

£1,400,000 Freehold

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ESTATE AGENTS





Property Summary

A rare opportunity to acquire an immaculately presented, versatile 5-bedroom detached residence with 3 reception rooms, conveniently located in central Lilliput, close to amenities, Lilliput First School, and Salterns Marina. The property is cleverly designed to incorporate an exceptional 1-bedroom annex, which currently generates a substantial income.

Key Features

- Immaculate versatile detached residence
- Outstanding annex producing a healthy rental income
- Three large reception rooms
- Five good sized bedrooms
- Three luxury bath shower rooms
- Utility room
- Beautifully landscaped south-facing gardens
- Useful timber summer house
- Large integral double garage & driveway for 4 vehicles







About the Property

This immaculate detached character residence presents a rare opportunity to acquire a versatile family home. It features a substantial, thoughtfully designed annex suitable for guest accommodation, or the entire property can be utilised as a spacious single dwelling.

The accommodation is meticulously presented throughout creating a luxurious and well-appointed family home extending to approximately 2,580 sq ft. Council Tax Band: F

Main House:

Upon entering the property, you are welcomed by a spacious reception hall featuring two built-in storage cupboards, exposed floor timbers, and an adjoining guest cloakroom.

The main reception room has a large bay window and features a beautiful wood burning stove and slate hearth.

A separate multi-purpose family room has a sliding patio door to the garden and an interconnecting door to the annex. This room is currently used as a spacious home office.

The kitchen dining room enjoys a bright triple aspect with a sliding patio door opening onto the south-facing garden, which enjoys sun on the patio until the end of the day. The comprehensive range of traditional style fitted units incorporates a Range Master double oven and separate grill, dishwasher, fridge and freezer.

Stairs from the reception hall lead to the bright first-floor landing with a built-in airing cupboard housing a high-pressured hot water system and access to the loft. There are four bedrooms on this level with the main having an ensuite shower room and three bedrooms benefiting from harbour glimpses. The luxurious family bathroom offers a traditional style suite with a freestanding roll top clawfoot bath and a separate walk-in drench shower.

Externally there is a beautifully landscaped south-facing lawned garden incorporating patio and decked terracing creating a relaxing space for entertaining and alfresco dining. There is also an outside utility cupboard which houses a washing machine and separate tumble dryer, water tap, lighting and power. Located to the side of the house is a useful timber summer house measuring 11 x 8'11 with power connected, which could easily be insulated and used as a home office.

The front block paved driveway provides ample parking for 4 cars with access to a double garage with electric doors, a water tap and internal access to the property.

The Annex:

This part of the property has been designed to create an impressive living space offering versatile accommodation to suit individual needs. The current owners run a high-quality and very popular Airbnb listing, producing a healthy income of up to £3500 per month during the summer months and up to £2000 per month during the winter months. The annex is adjoined to the main house with an interconnecting door but can also be accessed via a side gate leading into the garden. Internally you have an entrance hall opening to a fully equipped utility room with fitted units incorporating a range of integrated appliances. There is also an integral door providing direct access to the garage and an interconnecting door to the main house. Steps from the reception hall lead up to a spacious living and dining space with exposed floor timbers, fitted cupboards and a front aspect picture window with a central door opening to a Juliette balcony. Further steps rise to the first-floor landing with a dressing area giving access to a modern shower room. A top floor mezzanine double bedroom completes this deceptively spacious accommodation which boasts over 400 5-star guest reviews on Airbnb.



Solar Panels and Solar Water Tubes

The house also benefits from solar panels and solar water tubes which are discretely positioned on the back of the roof, unseen from the front of the property. The current owners have benefited from an excellent Feed in Tariff return of well over £1200 in payments each year for electricity put back into the grid. The solar panels produce more than enough electricity and also heat the water for the property on bright days, therefore completely off setting the combined gas and electricity bills for the whole property over the past 5 years.

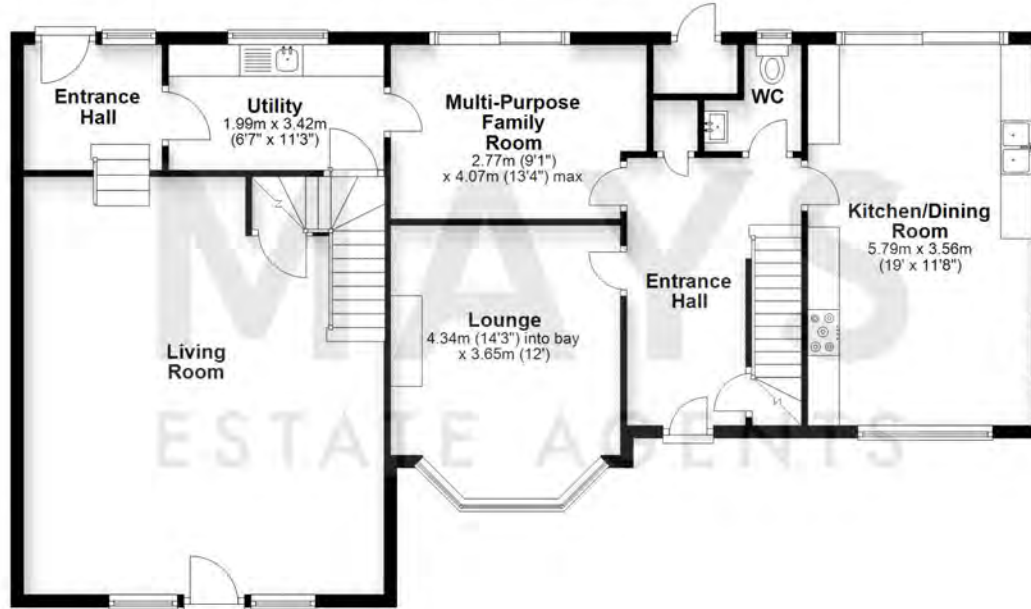
About the Location

Lilliput village is located approximately one mile from the award-winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express, a petrol station, award-winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers, surf and bike shops. There is also a doctors' surgery and chemist, along with a highly rated Lilliput First School.

Lilliput offers good communications to the town centres of Poole and Bournemouth. Transport communications are excellent as the mainline railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.

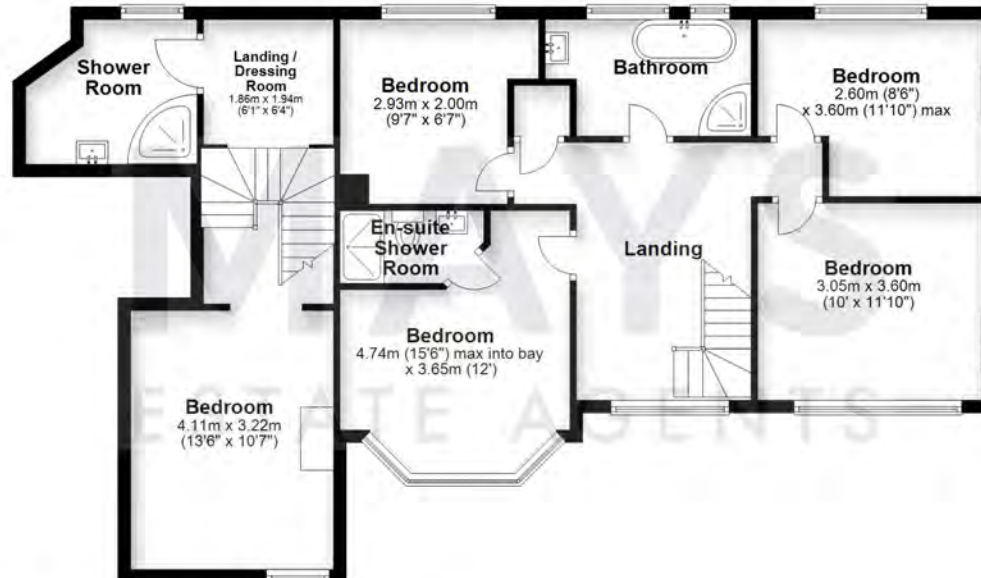
Ground Floor

Approx. 113.4 sq. metres (1220.6 sq. feet)



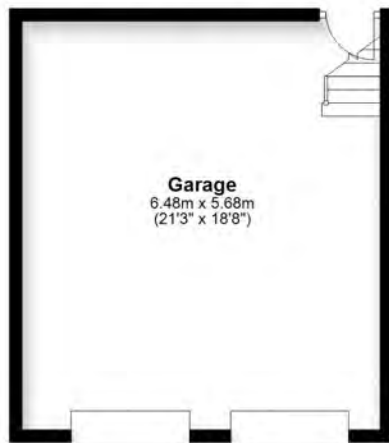
First Floor

Approx. 91.8 sq. metres (988.4 sq. feet)



Garage

Approx. 36.8 sq. metres (396.4 sq. feet)



Garage
6.48m x 5.68m
(21'3" x 18'8")

Total area: approx. 242.1 sq. metres (2605.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

Mays and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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.

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