

# Lake Farm, 147 Lake Road, Hamworthy, Poole, Dorset, BH15 4LQ



**HEARNES**

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## Lake Farm, 147 Lake Road, Hamworthy, Poole, Dorset, BH15 4LQ

### Freehold Guide Price £825,000 - £850,000

Lake Farm, we believe was the first home in Hamworthy and has its origins from the late 17<sup>th</sup> century! A fabulous property, steeped in history and only moments to the water and slipway. The home has generous accommodation to include 3 bedrooms, one with an en suite, 2 loft rooms, spacious bathroom, 3 reception rooms, a stunning orangery, kitchen/breakfast room, courtyard cottage style gardens and a double garage. The home retains many of its character features with a wealth of charm and elegance, along with quirky shaped rooms and a layout that has developed over time. The kitchen, originally the barn of the farmhouse has traditional cob walls and the house had a Georgian extension, sometime in the mid-1800s and a further orangery extension and updating in the 2015. The current owners have also updated the property to include redecoration, carpeting, new en suite shower room, and new worktops in the kitchen.

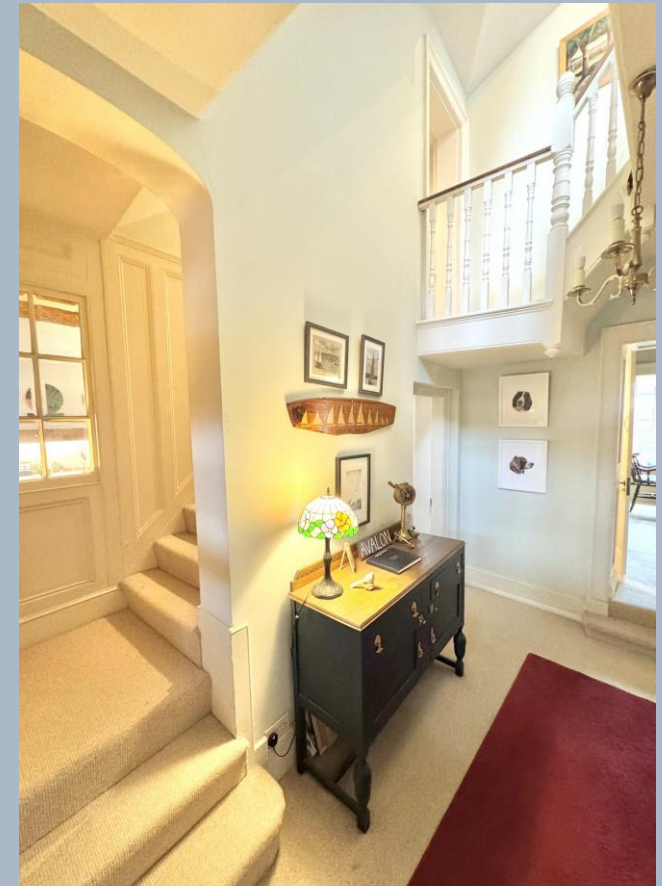
- Stunning period 3 bedroom home, end of terrace house with a wealth of fabulous features and believed to be the first home built in Hamworthy in the 1680's!
- Super location, being moments from the water and slipway
- 3 reception rooms, to include a dining room with doors to the garden, study and sitting room with a delightful open fireplace
- Georgian extension in the late 1800's with solid brick foundations, which can be inspected from the cellar underneath
- Fabulous kitchen which forms part of the original cob structure with beamed ceiling and small window with window seat, looking to the front. we believe formally a barn, that has been updated to include a shaker style kitchen with wood block work tops over and central island unit with breakfast bar. Fitted with a Stoves range cooker, freestanding dishwasher, integrated under the counter fridge and butler sink
- 2 loft rooms (with restricted head height) however excellent for storage and one currently used as a study
- Bedroom one with distant harbour glimpsed, bedroom 2 with a walk in wardrobes, recently fitted ensuite shower room and bed 3 with an excellent range of fitted wardrobes
- Fitted blinds, plantation shutters and an original landing shutter.
- Wonderful orangery that was added in 2015, having double doors out to the garden
- Welcoming entrance hall with feature staircase and galleried landing
- Georgian style hard wood windows with double glazed units and feature landing shutters. Gas central heating
- Double garage with a pair of electric remote control doors and side access
- Courtyard garden to 2 sides and fully enclosed by a high brick wall. The garden enjoys the sun throughout the day and has a large patio, area of shingle and rear gate leading the garage and parking bay.

NB Please note that the driveway is owned by Lake Farm, with the 3 cottages at the back having right of way and each house paying a yearly charge of £100 for maintenance

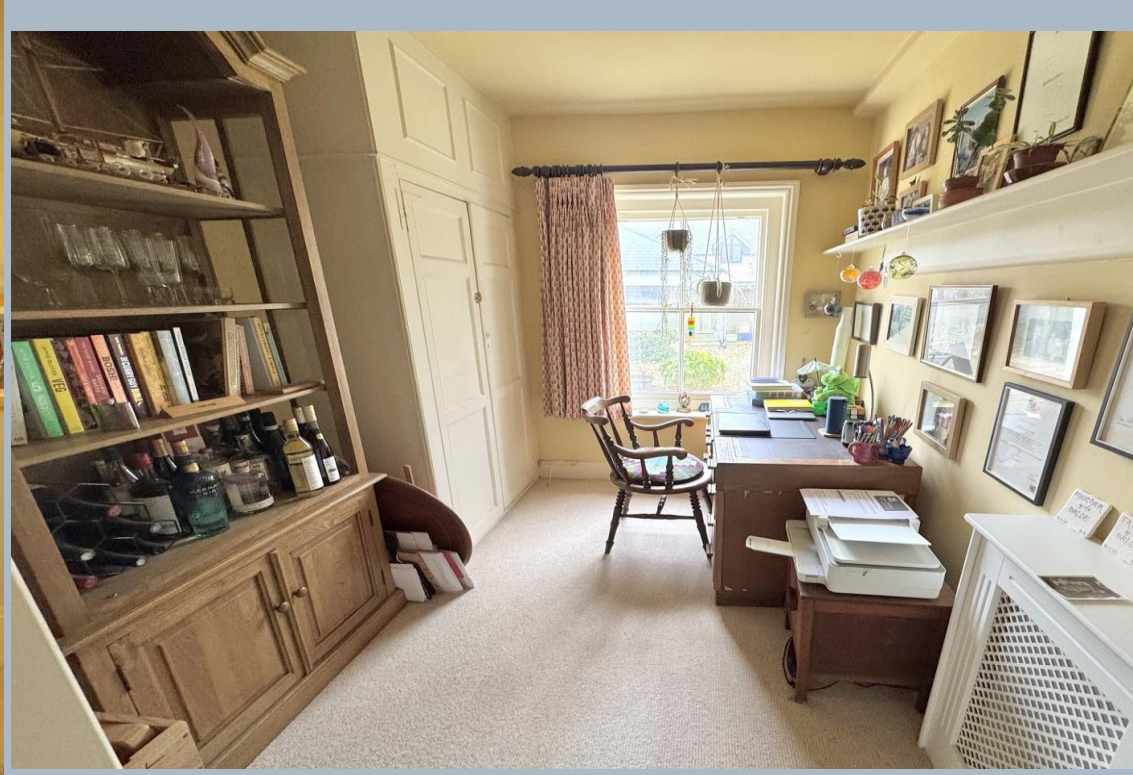
Lake Farm is set in a highly desirable area, within a few hundred yards of Hamworthy slipway. Hamworthy Park which is an attractive harbourside area of 26 acres all naturally benefiting from the panoramic views of Poole Harbour and the Isle of Purbeck beyond, is close by with Poole Town Centre approximately 1.5 miles away and can be accessed through a parkland walk by the sea and via Poole Quay. Local shops are within a few hundred yards as is a local pub! There are various Marinas nearby including Lake Yard and the popular Cobbs Quay. Other areas of natural interest include Lake Pier, Lytchett Bay, Arne and Brownsea Island. Hamworthy also has a wonderful Nature Reserve, Ham Hill at Rockley Sands, a rail station and is close to the popular Upton Country Park. A further attraction is the slipway at the end of Lake Road, the only free slipway in the area!

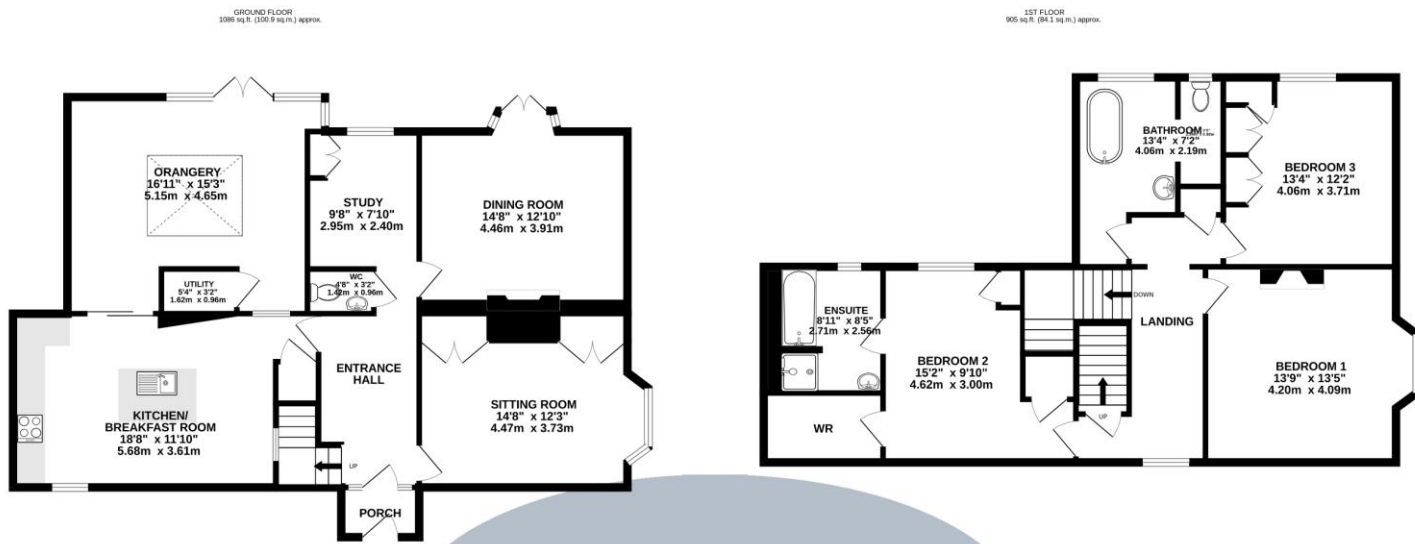
**COUNCIL TAX BAND: F**

**EPC RATE: D**

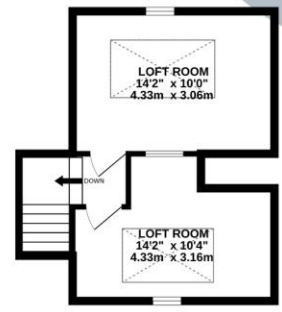




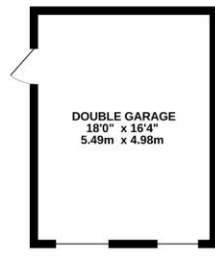




**2ND FLOOR**  
304 sq.ft. (28.3 sq.m.) approx.



**DOUBLE GARAGE**  
268 sq.ft. (24.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2503 sq.ft. (232.6 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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