



# GLENELM, 9 HAIG AVENUE



Canford Cliffs • Poole • Dorset



# Glenelm, 9 Haig Avenue Canford Cliffs, Poole, Dorset BH13 7AJ

A magnificent Georgian style superhome built to the very best of 21<sup>st</sup> Century standards. In our opinion, Glenelm is simply one of the most desirable homes in the Canford Cliffs area. Everything about Glenelm is extraordinary - from the location, to the design, to the accommodation, specification and workmanship that painstakingly went into creating such a wonderful residence that was built in 2010 for the then owner/developer for his own occupation.

## Accommodation

Six magnificent bedrooms, all featuring luxurious en-suite bathrooms Reception Hall • Drawing room • Kitchen/Breakfast Room • Sitting Room • Study Mark Wilkinson kitchen • Second floor entertainment/games/media room

Lloyds Property Group, 264 Sandbanks Road, Lilliput, Poole, Dorset BH14 8HA 01202 708044



Lloyds Property Group, 32 Haven Road, Canford Cliffs, Poole, Dorset BH13 7LP 01202 701800

### Welcome to Glenelm ...

This handsome and imposing property boasts carefully balanced proportions throughout with high ceilings, beautiful sash windows, solid oversized American Oak doors and bespoke joinery in the way of architrave and skirting. Unlike so many other contemporary properties, Glenelm is one of those houses that will grow old gracefully and remain timelessly classic for many years to come.

Situated at the end of a long, sweeping driveway with irrigated lawns either side, there is a garage block with quadruple integral garaging as well as parking for numerous vehicles.

The grounds on which Glenelm stand are both peaceful and extremely private and extend to 0.65 of an acre with level lawned areas, gently sloping ornamental gardens and an abundance of outside terracing where there are far reaching panoramic views over Parkstone Golf Course, not to mention a large octagonal shaped raised Koi pond.

#### Accommodation

# Specification & Special Features

Traditional construction featuring exceptional levels of thermal and acoustic insulation
Concrete floors • Under floor heating with individual programmable room controls
Custom crafted bespoke circular staircase • Air conditioning to principal rooms
Lift which rises to the first floor • TV, phone, Cat 6 and HDMi wiring
Marble flooring to entrance hall • Automated gate system with video link
Intruder alarm • In excess of 8,000 sq ft









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#### Viewing: Strictly by prior appointment through sole selling agents Lloyds VIEWING 7 DAYS A WEEK. Ref: 3058

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