



Ostlers Yard, 5

New Street, Poole Old Town, Poole, BH15 1JT



Ostlers Yard, 5

New Street, Poole Old Town, Poole, BH15 1JT

**** WONDERFUL FAMILY HOME **** An impressive Grade 2 listed dwelling tucked away in the highly sought-after Poole Old Town. This meticulously maintained residence is just a stone's throw from Poole Quay and carries a storied past. Despite enduring significant damage during World War 2, it underwent reconstruction in 1954 and was later merged from two separate dwellings into one, making it an extraordinary discovery. Boasting a welcoming entrance hallway, a well-appointed kitchen, a dining room with double doors leading to the rear garden, a spacious living room, a study, and a convenient downstairs cloakroom. The hallway provides access to stairs descending to the basement level, offering ample cellar space, or ascending to the first floor. On the first level, you'll find a generous master suite with a refined en-suite bathroom, two additional double bedrooms, and a family bathroom. Ascend further to the second floor, where two more generously proportioned double bedrooms await. Outside, the property features a delightful garden with decking and stone accents, perfect for hosting guests. Secure parking is ensured by double gates, supplemented by an extra parking space and a garage. Viewing this remarkable home in person is essential to fully grasp its beauty and allure.

Guide Price: £1,000,000, Tenure: Freehold



Entrance Hallway:

Kitchen: 4.56 x 3.70 (14'11" x 12'1")

Lounge: 5.71 x 4.81 (18'8" x 15'9")

Dining Room: 3.45 x 2.57 (11'3" x 8'5")

Study: 4.75 x 2.66 (15'7" x 8'8")

Cloakroom:

Master Bedroom: 4.77 x 4.08 (15'7" x 13'4")

Master En-Suite:

Bedroom Two: 5.14 x 3.20 (16'10" x 10'5")

Bedroom Three: 3.86 x 2.39 (12'7" x 7'10")

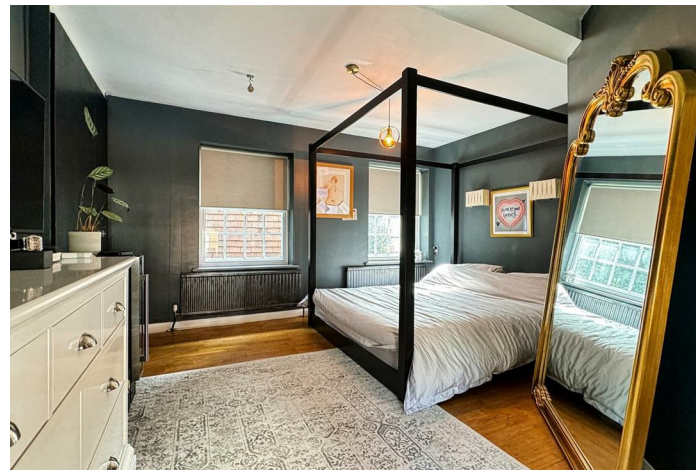
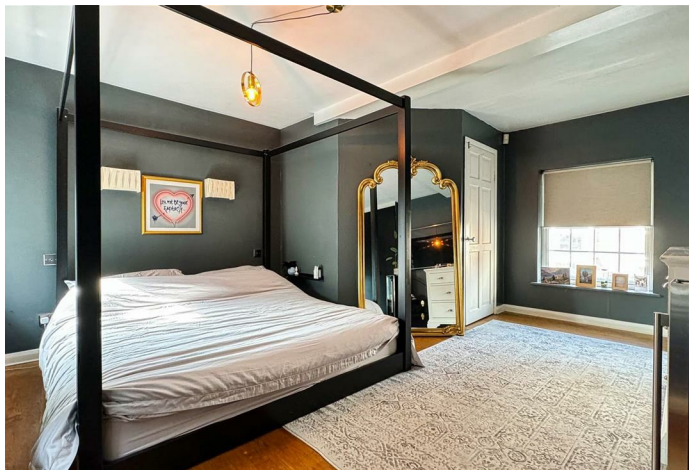
Family Bathroom:

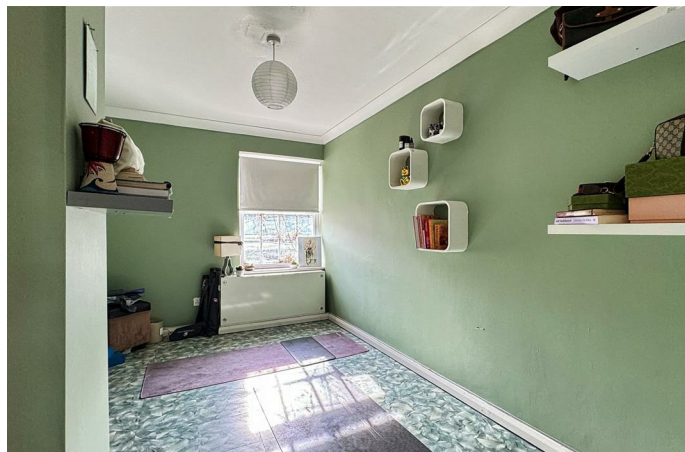
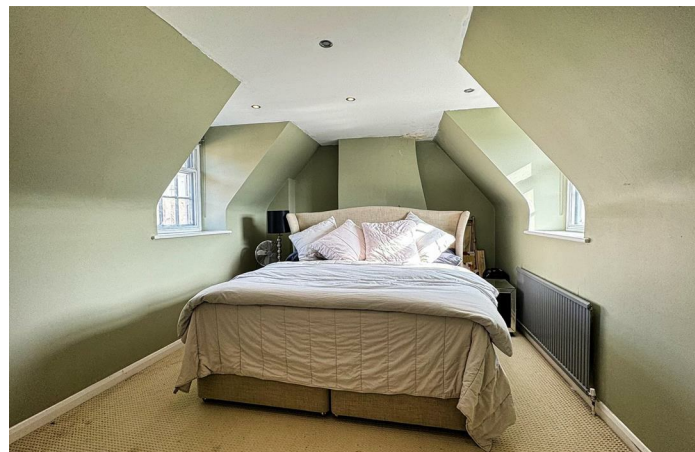
Bedroom Four: 5.53 x 3.27 (18'1" x 10'8")

Bedroom Five: 4.00 x 3.27 (13'1" x 10'8")

Cellar: 3.50 x 2.71 (11'5" x 8'10")







Tenure

Tenure: Freehold

Postcode: BH15 11JT

Grade 2 List Entry Number: 126670

EPC: TBC

Council Tax: E

School Catchment Area: Please contact BCP for current admission information

Key Drummond Properties:

To see our properties before they go on the market please like us on Facebook (Key Drummond Estate Agents), Instagram (keydrummondoakdale), and YouTube (Key Drummond - Oakdale).

Copyright:

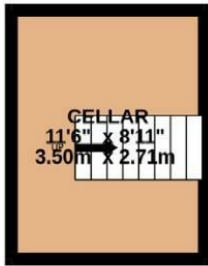
All photos, video, and drone footage are copyrighted by Worldwide Property Sales TA Key Drummond Estate Agents. All rights reserved.

Any redistribution or reproduction of part or all of the contents in any form is prohibited other than the following:

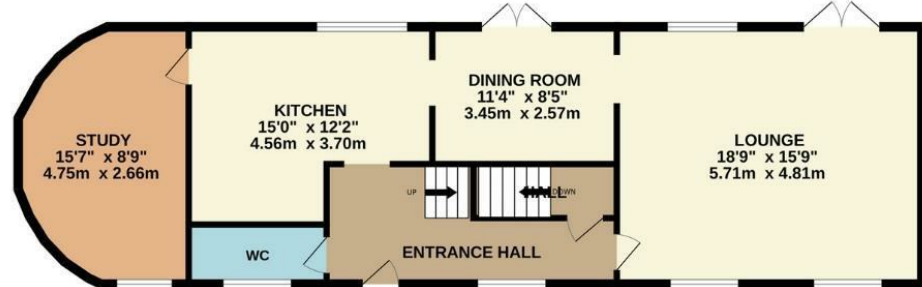
1. You may print or download to local hard disk extracts for your personal and non-commercial use only
2. You may copy the content to individual third parties for their personal use, but only if you acknowledge Key Drummond as the source of the material

You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it or store it on any other website or another form of the electronic retrieval system.

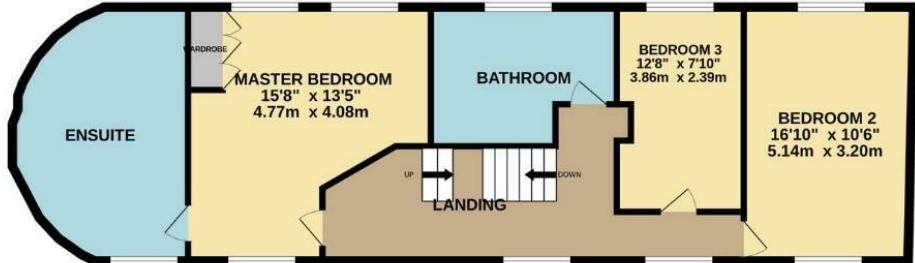
BASEMENT
102 sq.ft. (9.5 sq.m.) approx.



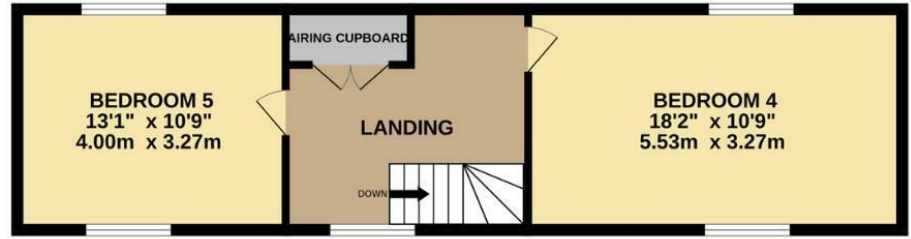
GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



FIRST FLOOR
949 sq.ft. (87.9 sq.m.) approx.



SECOND FLOOR
466 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 2274 sq.ft. (211.3 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

