

Luxury+Prestige

# HARBOUR HOUSE

11 ELMS AVENUE, LILLIPUT, POOLE, BH14 8EE























# TAKE A STEP INSIDE



## HARBOUR HOUSE

Simply click on the thumbnail above to let one of our team give you a guided tour of the highlights.

If you are longing for a more in-depth explore at your own pace, then head across the page to our fully interactive 3D tour.

vimeo

## Can't wait to view in person?

All of our properties feature a professionally produced one minute video, personally introduced by a member of our team as well as a fully interactive 3D tour.



Simply click on the thumbnail above to take a step inside and explore this beautiful home.

This fully immersive experience allows you to 'click and drag' your way through the property at your own pace. It is best viewed on a desktop screen or in landscape mode on your smartphone or tablet.

 **Matterport™**

# Floorplan

Harbour House, 11 Elms Avenue,  
Lilliput, Poole, BH14 8EE

## GROSS INTERNAL AREA

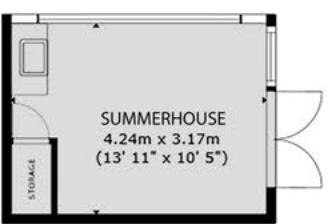
### House:

Ground Floor: 2,008 sq. ft / 187 m<sup>2</sup>  
First Floor: 1,439 sq. ft / 134 m<sup>2</sup>  
Garage: 322 sq. ft / 30 m<sup>2</sup>  
Total: 3,769 sq. ft / 351 m<sup>2</sup>

Summerhouse: 145 sq. ft / 13 m<sup>2</sup>

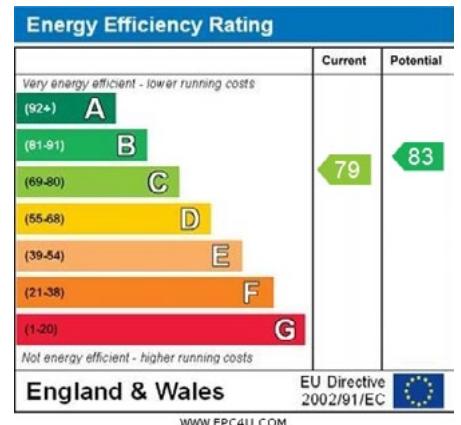
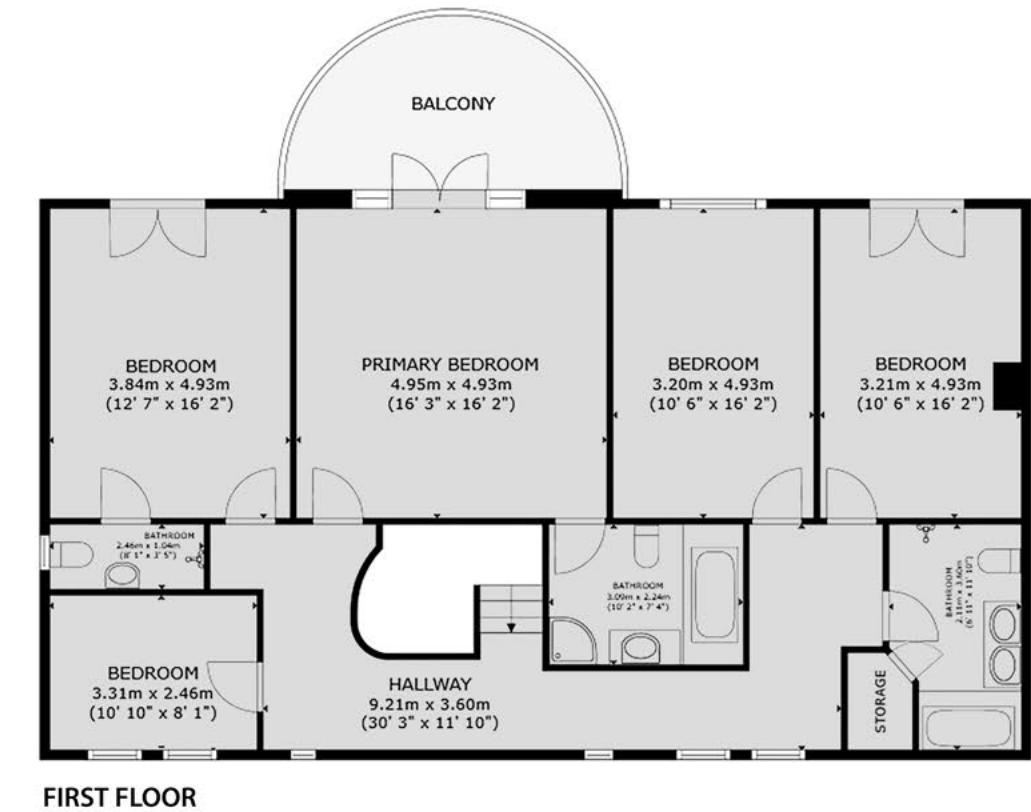
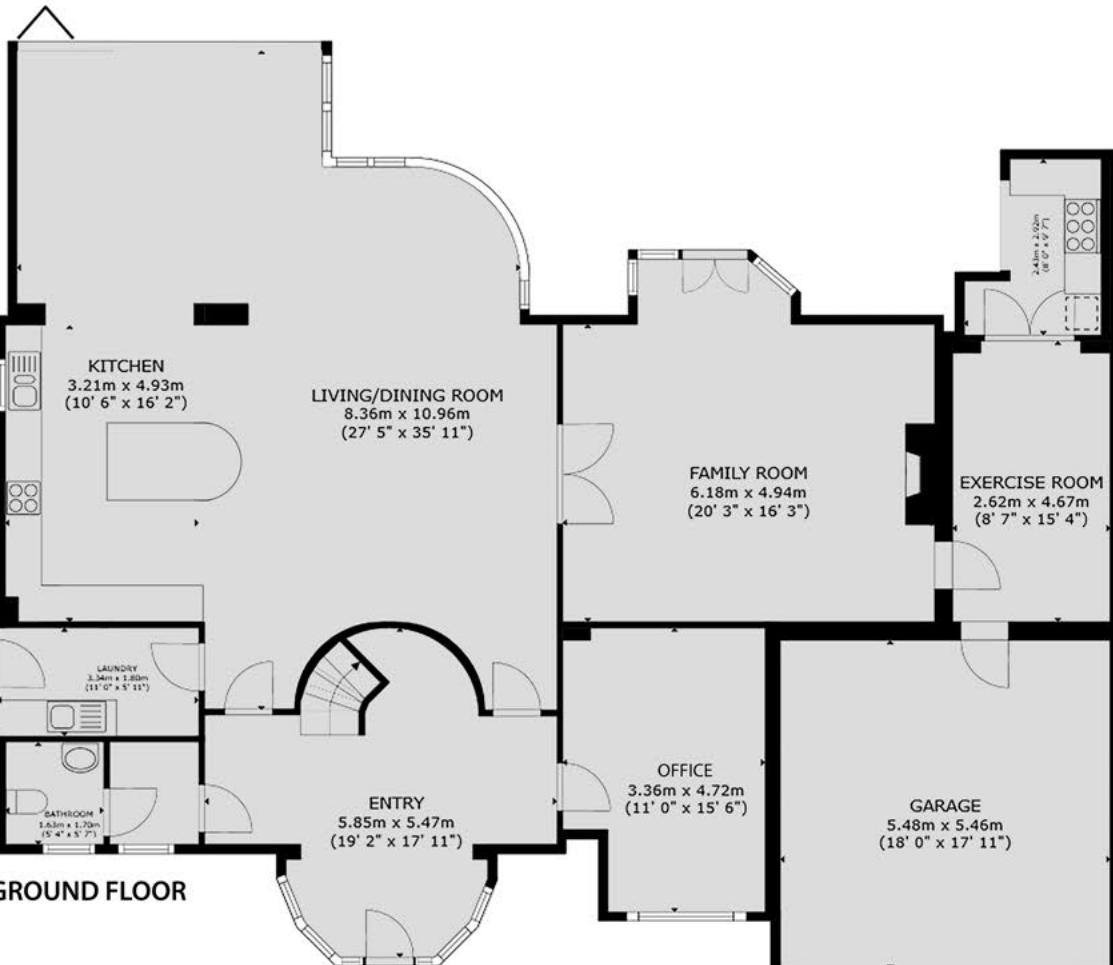
Overall Total: 3,914 sq. ft / 364 m<sup>2</sup>

Sizes and dimensions are approximate, actual may vary.



### SUMMERHOUSE\*

\*NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION



# Summary

## Harbour House is ideal for anyone looking to make a lifestyle move to a luxury house on the water.

It was originally built by one of the area's leading luxury house builders but it has been the subject of many improvements by the current owners, for it has been a treasured home. One of the stand out features is the wonderful open plan kitchen family room which is zoned for the luxury hand painted kitchen complete with centre island and breakfast bar, informal dining and comfortable sitting, all benefitting from what must be one of the best view points in the road. There are bi-fold doors connecting to the magnificent private sun terrace which has a well equipped outdoor kitchen and steps down to the lawn.

Elsewhere there is a formal sitting room, a small gymnasium, a home office and the reception hall has a stunning radius staircase with a galleried landing. On the first floor there are five bedrooms and three bathrooms and the primary bedroom benefits from a private sun balcony.

Harbour House occupies an exceptional plot with a wide frontage to the water and a substantial jetty, not to mention a sun room and separate store. Add a gated driveway and an integral double garage to complete this picture perfect property. Finally, there is a significant loft space which could be suitable for conversion and which would afford even more amazing views, subject always to the necessary consents.

# Details

**Guide Price:** £3,950,000

**Tenure:** Freehold

**Lease Length:** N/A

**Maintenance:** N/A

**Ground Rent:** N/A\*

\* Ground Rents can increase over time and advice should always be sought from your solicitor before exchange of contracts.

**Stamp Duty:** Main Home £387,750\*\*  
Additional Home £585,250\*\*

\*\* based on guide price

**Local Authority:** BCP Council

**Council Tax:** Band H  
2025/2026 £4,509.88pa\*\*\*

\*\*\* Amount shown is for a main home, please seek advice for additional home.

**Services:** Mains gas, electricity, water and drainage

## Key features

- + Direct water frontage
- + Exceptional views across the Blue Lagoon and Poole Harbour
- + Wide plot and great garden
- + Private sun terrace and outdoor kitchen
- + Five bedrooms, three bathrooms
- + Wonderful open plan kitchen family room
- + Formal sitting & home office
- + Beautiful decor
- + Over just two storeys
- + Potential to convert the loft subject to the necessary consents

# Our team



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