



Cornerways, 157 York Road, Broadstone BH18 8ES

An unbelievable opportunity to acquire a most handsome gentleman's residence dating from 1904, with an abundance of character, quietly situated within about a mile of Broadstone high street. Viewing essential.

EPC: TBC **Council Tax Band:** F **Price:** £575,000 Freehold

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Key Features

- FOUR BEDROOMS
- SITTING ROOM
- LIVING ROOM WITH FIREPLACE
- KITCHEN/DINING ROOM
- LAUNDRY/BOILER ROOM
- GARAGE AND WORKSHOP
- BEAUTIFUL SOUTH FACING GARDEN
- EDWARDIAN GLASSHOUSE
- MUST BE VIEWED
- NO FORWARD CHAIN

The Property

A wonderful opportunity to acquire a most handsome house oozing an abundance of character, having been one of the original fine residences of Broadstone. A leaded light glazed oak door leads to a beautiful entrance porch and from here the original double doors lead into a lovely entrance hall with a feature semi-circular wall. There is a separate living room and sitting room, both with full wide bay picture windows allowing a high degree of natural light with a delightful aspect over the gardens. The living room has a feature Purbeck marble fireplace. There is an excellent kitchen/dining room which is ideal for entertaining. The kitchen has a peninsular bar and the benefit of quartz granite worksurfaces. There is a delightful aspect overlooking the rear garden with doors both to the rear and the front, where there is an original footpath which would have been the tradesman's entrance.

To conclude the ground floor, there is a most useful laundry/drying/boiler room, together with downstairs cloakroom. Spacious, bright and airy first floor landing serving two double bedrooms, together with bedroom 3 and a cosy fourth bedroom/home office. In keeping with the ground floor sitting room, the master bedroom has a wide bay window, together with a view across the landscape towards the Purbeck Hills. There is a well appointed bathroom with shower bath. Of particular note is the fact that the house enjoys a high degree of sunlight, together with fine views from nearly all the windows. Once outside, there are well stocked, beautifully maintained gardens with the beautifully maintained south facing garden having a large lawned area bordered by a variety of shrubs and an extensive patio/entertaining area. Outside tap. Edwardian Glasshouse. Garage and adjacent workshop.

SPACE FOR FLOOR PLAN



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All rooms have been measured with an electronic laser and are approximate measurements only. To comply with the Consumer Protection from Unfair Trading Regulations 2008, we clarify that none of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Wilson Thomas for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

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