

12 Lilliput Road

Lilliput
Poole, Dorset
BH14 8JZ



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Price guide £1,250,000

Presenting a rare opportunity to acquire a versatile family home.

Featuring a substantial detached character residence with a thoughtfully designed annex suitable for guest accommodation, multi-generational family living or as an additional rental income. The accommodation is well presented throughout offering a luxurious and well-appointed family home extending to approximately 2,580 sq ft

Nestled on the charming Lilliput Road, this delightful house offers a perfect blend of comfort and style. This property benefits from the tranquillity of suburban living while remaining close to local village amenities and the stunning Sandbanks coastline. The surrounding area offers a variety of parks, shops, and schools, making it an excellent choice for families and professionals alike.

Summary of Accommodation

Immaculate character family home

Manicured rear garden with versatile sections

5 well appointed bedrooms

4 bath/shower rooms

3 good sized reception rooms

Substantial timber summer house

Outstanding annex producing a high annual income through AirBnb

Generous integral double garage

Within Lilliput & Baden Powell schools' catchment area

Driveway for up to 4 vehicles





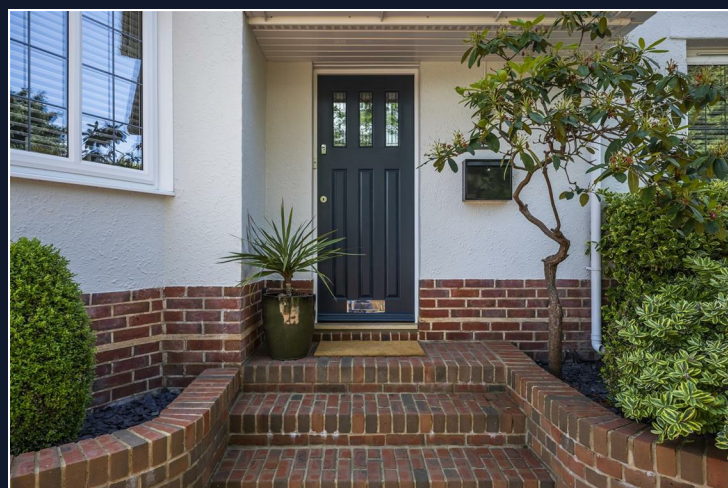
The Annex: (The Coast House)

This part of the property has been designed to create an impressive self-contained living space offering versatile accommodation which boasts nearly 500 5-star guest reviews on Airbnb and providing a £30k annual income.

The first level contains a fully fitted kitchen with an interconnecting door to the main house and garage. Steps from the reception hall lead up to a spacious main living and dining space with exposed floor timbers, fitted cupboards and a Juliette balcony.

Further steps rise to the first-floor landing with dressing area giving access to a modern shower room.

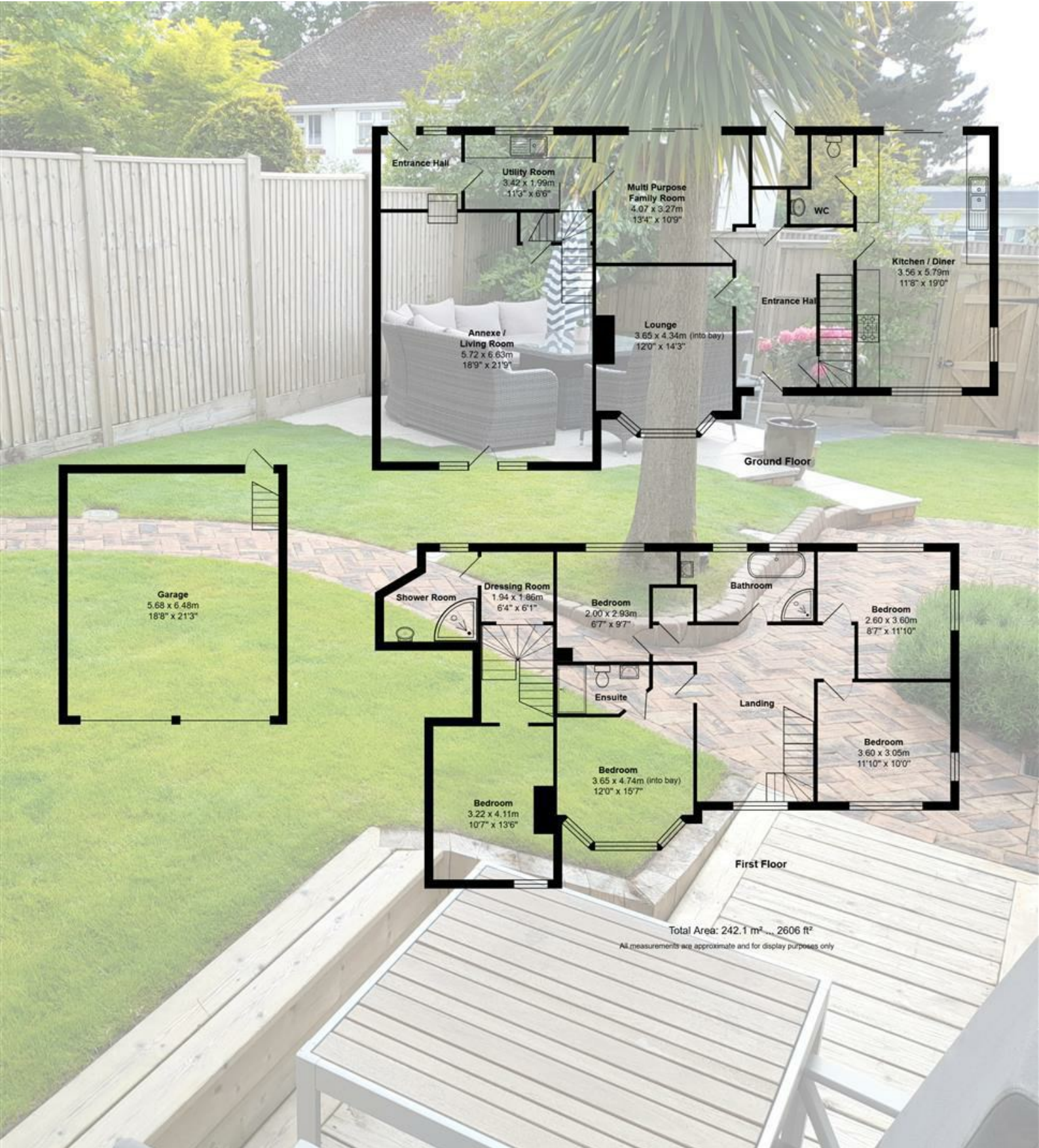
A top floor mezzanine double bedroom completes this deceptively spacious accommodation. The annex also benefits from its own private south facing courtyard garden ideal for alfresco dining.



The main house also benefits from solar panels and solar hot water tubes which are discretely positioned on the back of the roof, unseen from the front of the property which provide a yearly income of £1300 via the FIT system.

Lilliput village is located approximately one mile from the award winning beaches at Sandbanks and is home to Salterns Marina, with a variety of shops including a Tesco Express and Asda petrol station, award winning Mark Bennett patisserie, Thai restaurant and take away, hairdressers and surf and bike shops.

Transport connections are excellent as the main line railway station at Poole provides services to Southampton and London. The area offers many sporting facilities including the prestigious Parkstone Golf Club close by.



Lloyds Property Group

PROPERTY NAME

12 Lilliput Road

LOCATION

BH14 8JZ

TOTAL FLOOR AREA

2580.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3602

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

Illustration for identification purposes only, measurements are approximate, not to scale