

Pineacre

30 Bury Road • Branksome Park
Poole • Dorset • BH13 7DG



LLOYDS
PROPERTY GROUP

Pineacre
30 Bury Road, Branksome Park
Poole, Dorset BH13 7DG

Price Guide £2,750,000

A prominent and highly individual house on a beautiful south west facing plot.

Pineacre was built by local craftsmen approximately 19 years ago to a highly distinctive design with dropped eaves and a "pepper pot" turret. It sits in a commanding position at the end of a long sweeping driveway, giving the house an imposing presence from the road.

Schedule of Accommodation

- Master Bedroom (en-suite) with private sun balcony
- Four further Bedrooms (all en-suite) • Reception Hall
- Sitting Room Galleried Sun Room • Dining Room
- Kitchen/Dining Room • Office • WC
- Utility Room with gardeners WC
- Integral garage with parking for up to three vehicles.



The accommodation extends to over 5,000 sq ft and it includes some unique features. The Reception Hall has a stunning sweeping staircase and the Sitting Room has rather impressive dimensions of 27'8" x 16'8".

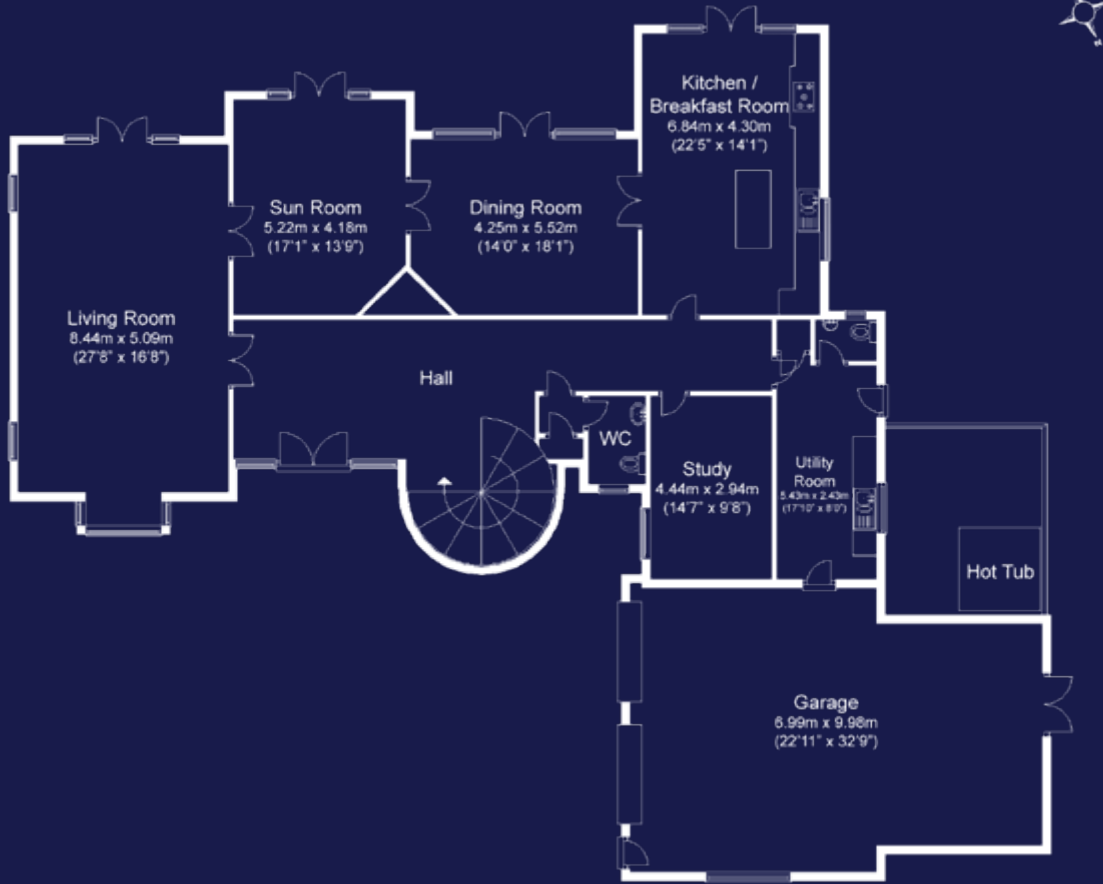
The Sun Room has a double height cathedral style ceiling which is most impressive too. The Kitchen/Diner features a hand painted fitted kitchen with a central island, a range cooker as well as a whole host of appliances including the usual mod cons. All of the principal reception rooms face south west, overlooking the manicured gardens.

The Master Bedroom is approached via a highly unique landing which is galleried on both sides, which certainly makes for quite a sense of arrival. En-suite facilities include a bathroom and a dressing area alongside fitted wardrobes and a private sun balcony. The remaining guest bedrooms all have en-suites, making this ideal for large families or entertaining guests.

Pineacre is set within beautifully maintained grounds extending to around 3/4 of an acre. The rear south west facing garden is secluded and incorporates a beautifully constructed feature rockery as well as outside lighting. There is a large paved patio adjoining the house and extensive lawns with a private decked area to one side incorporating a covered hot tub. The integral double garage provides space for up to three vehicles.

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Ground Floor
Approx. 257.1 sq. metres (2767.8 sq. feet)



First Floor
Approx. 216.2 sq. metres (2327.5 sq. feet)



Total area: approx. 473.4 sq. metres (5095.3 sq. feet)

REF: 3216

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