

# Harbour Front House

40 Pearce Avenue, Lilliput  
Poole, Dorset BH14 8EH





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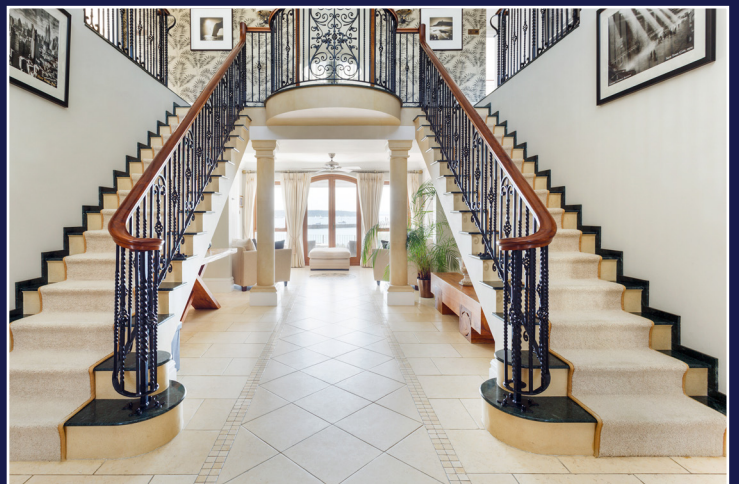
Price Guide £4,995,000

Harbour Front House is a beautifully presented waterfront property offering privacy and security.

This magnificent house has been redesigned in recent years to an extremely high quality, to maximise the prime waterfront position the property commands.

The property's south westerly aspect allows for sensational views across Parkstone marina to Brownsea Island, the Sandbanks Peninsula and the entrance to Poole Harbour.

- Fantastic waterside location
- Stunning harbour views
- Magnificent entrance hall
- 5 bedrooms, all en-suite
- Private jetty & direct water access
- Detached gatehouse annexe for guests







Harbour Front House is situated on one of the most exclusive waterfront positions anywhere in the area, benefitting from simply stunning south westerly views across Poole Harbour.

Set behind high wooden security gates, the approach to this fantastic home is down a long driveway and gatehouse enclosing a private courtyard area.

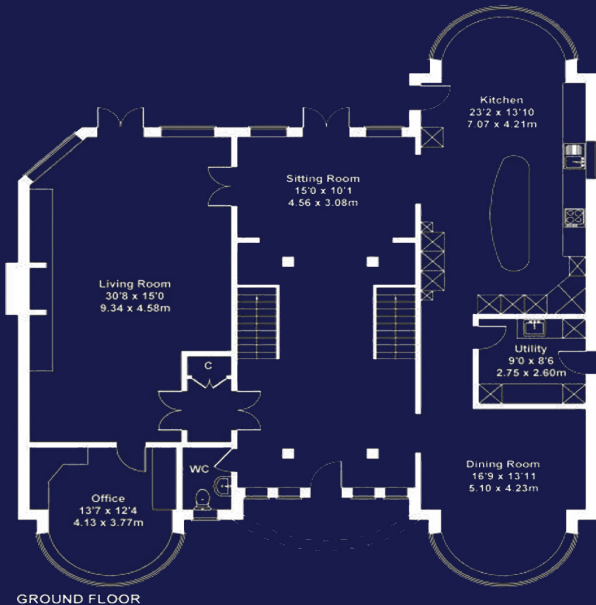
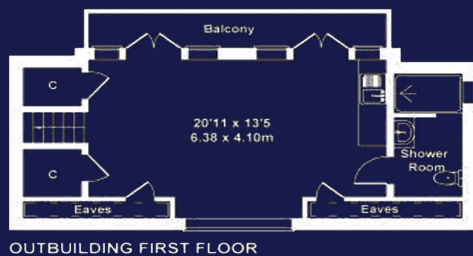
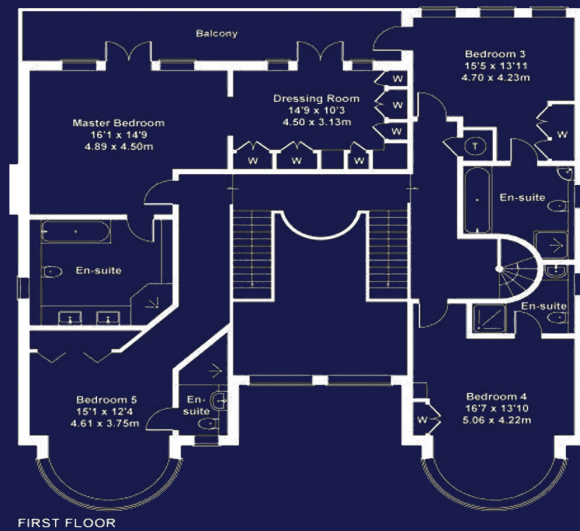
On entry into the reception hall there is a magnificent dual staircase leading up to the first floor bedroom accommodation.

There is a choice of reception rooms, both formal and informal. The high end kitchen/diner features a large central island and a plethora of fitted appliances.

There are five double bedroom suites all featuring their own luxurious en suite facilities. The master suite boasts a generous sun balcony and dressing room and a sumptuous bathroom.

The guest bedroom on the third floor and has two balconies. The rear garden includes decked and terraced areas and the panoramic view includes the marina at nearby Parkstone Yacht Club.

There is a gate house above the triple garaging and is self contained.



Approximate Gross Internal Area  
5242 sq ft - 487 sq m

Ref: 33298

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