



38 Dorset Lake Avenue  
Lilliput Poole  
BH14 8JD

£5,950,000

Waterfront Property

ALBURY  
& HALL



## INTRODUCTION

Prime waterfront locations like this rarely come to the market. Just short of 8500 sq ft of property on a plot of 0.5 acre. Includes an indoor swimming pool, boathouse, slipway, jetty and planning.



- ◆ Rare prime waterfront location
- ◆ Much sought after sunny location with truly stunning views across Poole Harbour towards Brownsea Island and over Sandbanks to the Purbecks.
- ◆ c. 8500 sq ft property on 0.5 acres with a highly flexible configuration
- ◆ Magnificent property built and refurbished to a very high specification
- ◆ Jetty, slipway, summer house and boathouse
- ◆ Highly specced water management system, underfloor heating, 2 Viessmann gas boilers, 18 channel 3-phase Oxtron electrics
- ◆ Indoor swimming pool and bar
- ◆ Owners have completed the build on their new property so no chain
- ◆ Sale includes planning permission which would give the buyer potentially very valuable options-see in the property description and please ask for details.
- ◆ In order to view, you are required to provide proof of funds

## PROPERTY DESCRIPTION

Prime waterfront locations like this rarely come to the market. Just short of 9000 sq ft of property on a plot of 0.5 acre.

Built in 2000 by a local developer/architect for himself with the target of the mechanics of the property to be to the standard of a small boutique hotel. In this there is a highly specked water management system including water softener, underfloor heating throughout the property, 2 Viessmann gas boilers, security system operable remotely and 18 channel 3-phase Oxtron electrics.

There is a magnificent flow and organisation to the property with flexibility in room determination. Above the garage is a gym, but could easily be an annexe or a bedroom or a recording studio. The huge and highest room in the house is currently an office, but could easily convert to another bedroom. The games room could become a bedroom.

The design of the house targeted the harbour as its focal point, so that from pretty well every room there are 180 degree views.

The current owners bought the property in 2007 and have raised their kids here and the indoor swimming pool had lots of use. They have spent over £0.5m on the house since they have owned it, upgrading and reconfiguring including installation of the all important bar.

But the main reason you'll want this house is the access to the most amazing stretch of water it has. The garden slopes gently down to the harbour edge with the jetty, the slipway, summer house and the boathouse. The owners kids have caught Sea Bass from the jetty. It is worth your while to look at the videos that we have showing the easy launching and operation of the fantastic amphibious boat appropriately named Sealegs.

The property does come with planning permission and a possible turnkey solution. The permission was granted in February 2019 for a block of 9 luxury 3 bedroom apartments totalling some 12,500 + sq ft. This would provide the acquirer significant and very valuable options in the future. Please ask us too regarding the covenant over neighbouring land.

Of course, magnificent as you stand in awe looking at the ever changing panorama and seascape with boats moving to and fro in front of you and framed by Brownsea Island, Sandbanks and Salterns Marina.

## PROPERTY DESCRIPTION

### Room Appraisal

- ◆ Most rooms look out onto the harbour, except Bedroom 3 and the TV snug.
- ◆ All curtains are hand made with pleated headings
- ◆ Highly specced water management system including water softener
- ◆ Underfloor heating throughout the property
- ◆ 2 Viessmann gas boilers
- ◆ Security system operable remotely
- ◆ 18 channel 3-phase Oxtron electrics
- ◆ Built in speakers and Sonos sound system with operating points on the ground and lower ground floor

### Entrance to the Property

Via electric gates, including side gate, operated from the house or via remote control. Sweeping block paved drive with lawns and mature shrubs. Access to the rear of the property, the garages, a side entrance and 4 steps up to the front door.

### Garages

Triple garage, each electric door operated separately.

### Gym/Granny Annexe

Above the garages with 2 large storage cupboards

### Entrance Hall

Porcelanosa tiled floor with gallery above

### Boot Room

### Utility Room

### Loo





## PROPERTY DESCRIPTION

### Snug/TV Room

With 65 inch TV with Sky Q

### Living Room

Engineered oak flooring and Nordica hearth with working fire. Access to balcony terrace.

### Dining Area

Engineered oak flooring, access to balcony terrace, wine fridge for your reds, whites and champagne.



### Balcony Terrace

With polyurethane decking and glass balustrade. Steps down to lower ground floor patio.

### Kitchen

Porcelanosa tiling, quartz work surfaces, painted timber units, larder. Appliances include 2 x Bosch dishwashers, Neff induction hob, Miele Extractor hood, Miele oven/microwave and separate oven with warming drawer below, Sub-Zero fridge and Freezer.

## PROPERTY DESCRIPTION



### **1<sup>st</sup> FLOOR**

Illuminated stairs to galleried landing with storage cupboards

### **Master Bedroom**

Angled windows create a stunning panorama of Poole Harbour, Brownsea Island and the Purbeck Hills.

### **Dressing Rooms**

His and hers (including shoe store), fully fitted.

### **Ensuite**

Porcelanosa tiled with large wetroom off. 'His and Hers' sinks and vanity units with 360 degree mirroring

### **Bedroom 2**

Fitted wardrobes

### **Ensuite to Bedroom 2**

With quadrant shower and bath

### **Bedroom 3**

Fitted wardrobes

### **Ensuite to Bedroom 3**

Quadrant shower



## PROPERTY DESCRIPTION

### **2<sup>nd</sup> FLOOR**

Illuminated stairs to landing and loft and water management area

### **Cinema Room**

With bar/kitchen area off. New Epsom projector, Celexon screen, Meridian speakers

### **Bedroom 4**

Fitted wardrobes

### **Ensuite to Bedroom 4**

Quadrant Shower

### **Office**

Fully fitted. Angled windows create a stunning panorama of Poole Harbour, Brownsea Island and the Purbeck Hills.





## PROPERTY DESCRIPTION



### **LOWER GROUND FLOOR**

#### **Games Room**

Sling door access to patio

#### **Bar**

Fully fitted with dumb waiter, fridge and access to patio

#### **Loo**

#### **Shower Room**

With steam shower

#### **Indoor Swimming Pool**

With plant room



#### **Rear Garden**

Illuminated with lawn and shrubs leading to hard stand area with slipway and jetty. Outside loo to the side of the house.

#### **Boatshed and Summer House**

Power, light, alarm and separate summer house which retains the sun's warmth and is set at the water's edge.





# FLOOR PLAN



Total area: approx. 721.5 sq. metres (7766.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Plan produced using PlanUp.

## ADDITIONAL INFORMATION

### **Freehold**

**Annual Council Tax:** Band H £3631.78 payable

**Connectivity:** Currently owners use TalkTalk

**TV:** Sky Q

### **Property Specifications:**

Highly specked water management system including water softener

Underfloor heating throughout the property

2 Viessmann gas boilers

Security system operable remotely

18 channel 3-phase Oxtron electrics

Built in speakers and Sonos sound system with operating points on the ground and lower ground floor

**Parking:** Triple garage plus long drive

**Property Size:** c. 8500 sq ft

**Plot size:** 0.5 Acres

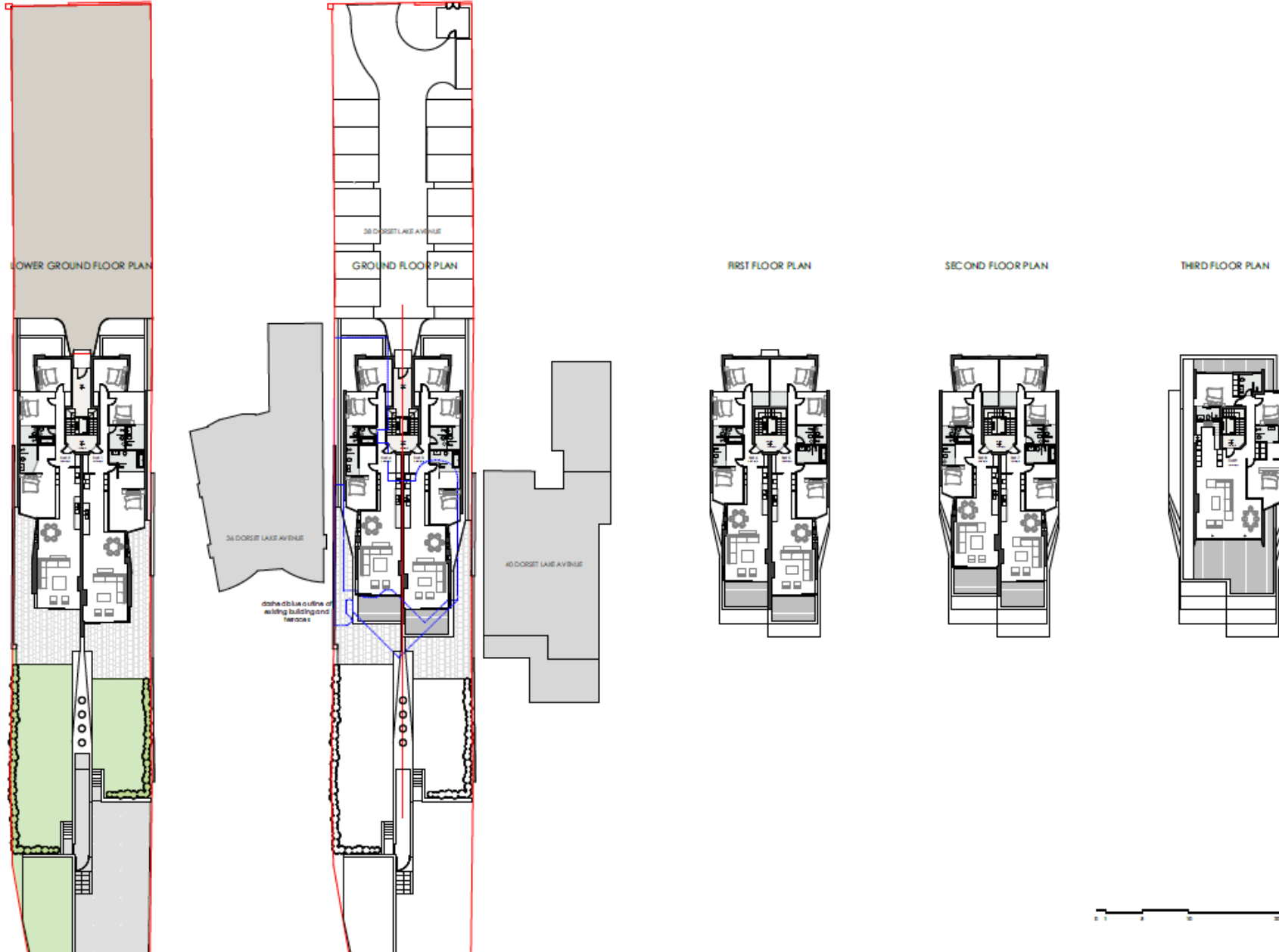
**Planning:** (February 2019) Planning permission granted for a block of 9 luxury three bedroom apartments totalling some 12,500+ sq ft. This gives the acquirer significant and potentially very valuable options regarding the property in future. Please ask for details of the covenant over the adjoining land.

**If you would like to know any additional information about this property or the area. Please feel free to give us a call, email or pop into the office for a coffee.**



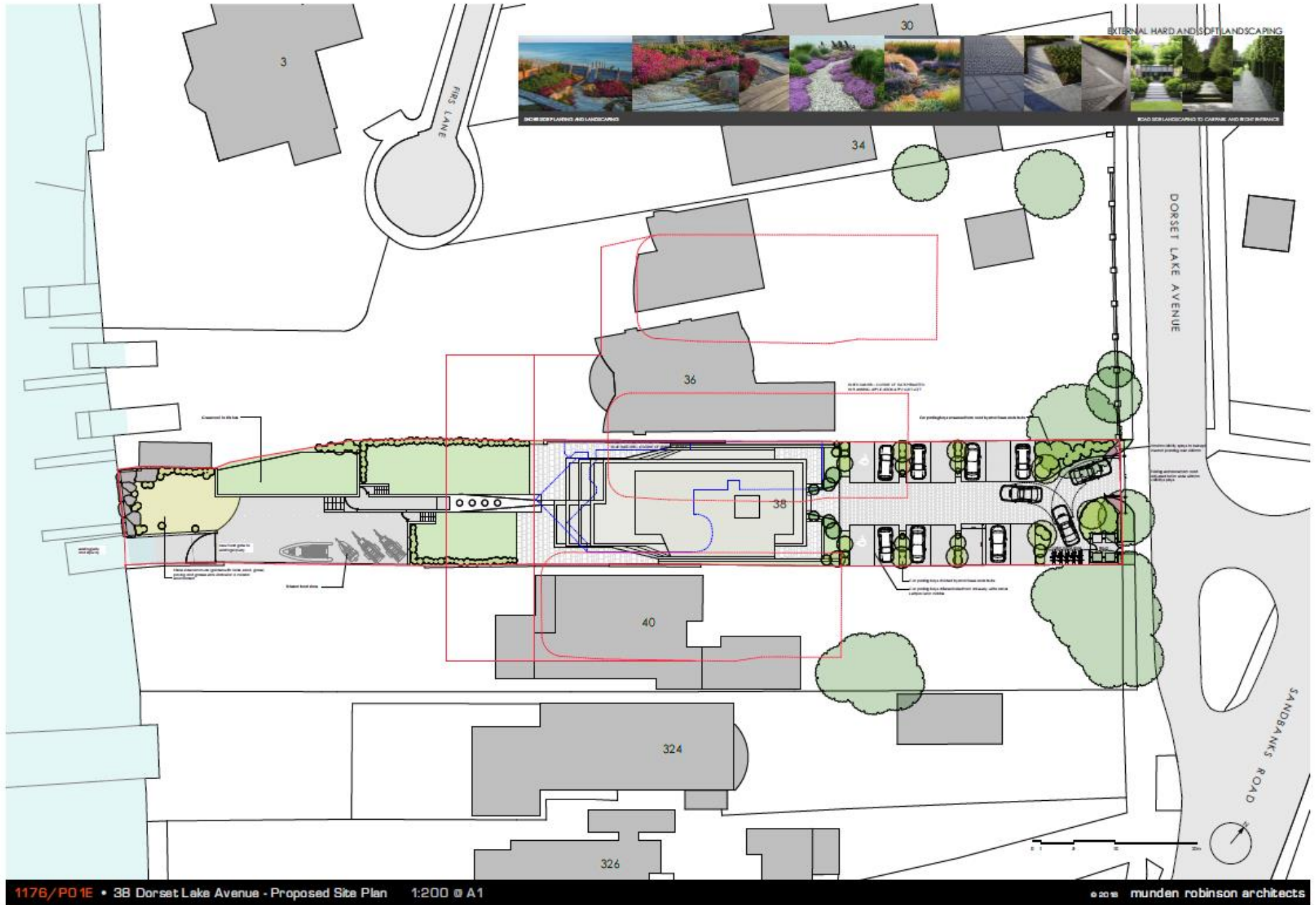


# PLANNING





# PLANNING



## AREA DESCRIPTION

Dorset Lake Avenue is a quiet no through road at the bottom of Evening Hill, away from the hubbub and traffic of Sandbanks. But of course so easy to travel by boat from your slipway into Poole Harbour and beyond.

The harbour itself is the second largest natural harbour in the world(after Sydney) with many marinas capable of mooring the largest of yachts. Poole itself is the home of Sunseeker Marine. The natural harbour ensures safety and security for the yachts and the wonderful microclimate created by the Purbeck Hills makes for regular use of the water. And watching the kitesurfers and windsurfers in this UK hub for the sports will leave you open-mouthed. The harbour is known to be the UK's safest venue for teaching children to windsurf and kitesurf. From the property you can walk to Sandbanks, part of 7 miles of continuous Blue Flag beaches stretching to Bournemouth and beyond. A coffee and bacon sandwich at the dog friendly Jazz Café on the beach is a treat.

The current owners have used their Sealegs to visit 10 local restaurants from the Isle of Wight to the Wareham River but most within a few minutes reach in idyllic Poole Harbour itself.

Lilliput village itself is a small community with hairdressers, Tesco & Co Op convenience stores, great fish 'n chips at TJ's which is next door to the locally famous Mark Bennett's Patisserie. And at Koh Noi there is a popular bar and excellent Thai tapas.

Many major supermarkets are within short driving distances: Waitrose, M&S Food, Tesco, Lidl.

For eating out you are spoilt for choice in the area: Rick Stein's in Sandbanks on the edge of the harbour, the Pig on the Beach in Studland via the chain ferry, the Cliff and the Canford gastro pubs and the Branksome Beach café and several restaurants in Canford Cliffs village plus all the eateries and fun in Ashley Cross.

If in Canford Cliffs you will find the market leader HNB hair and beauty salon which is easily recognised by the familiar face of the concierge who welcomes you.

Sports are a feature of the area. I guess that an interest in the water brings you to want to live here. The prestigious Royal Motor Yacht Club is on the Sandbanks peninsula, Salterns Marina is the other side of Evening Hill and the sailing centre of the area is Parkstone Yacht Club in Lilliput.

Parkstone Golf Club, one of the top 100 courses in the country is on your doorstep. The famous West Hants Tennis Club is within 4 miles. The area has a large cycling community with a favourite destination being to take the Sandbanks chain ferry to explore the Purbeck Hills. And of course Dorset's Jurassic Coast is a must for walkers. There are local gyms at the Haven Hotel and the Sandbanks Yacht Company and of course AFC Bournemouth is a premier league club.

If you have school age children, at primary level Lilliput 1st school and Baden Powell are Ofsted rated outstanding. There are local bus pick up points for the private schools of Dumpton, Castle Court, Canford, Bryanston and Clayesmore. The area boost no less than four grammar schools - 2 for boys and 2 for girls.

Despite living in one of the most stunning places in the UK, the area is a significant business hub with the headquarters of JP Morgan, Vitality, LV, Sunseeker Marine, Barclays International, the RNLI and Merlin Entertainments all in the conurbation.

From the property you are approximately 2.5 hours from London by car. It is a couple of miles to the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. By rail there are direct routes to London(under 2 hours) and Manchester.

Bournemouth International Airport is the fastest growing in the UK and from Poole there are ferries to France and the Channel Islands.

A truly stunning place to live and enjoy this unique water-inspired lifestyle.

## ALBURY & HALL



LOCAL AREA







Viewing by appointment through :

**Albury & Hall (Canford Cliffs) Ltd. 32 Haven Road, Poole BH13 7LP**

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