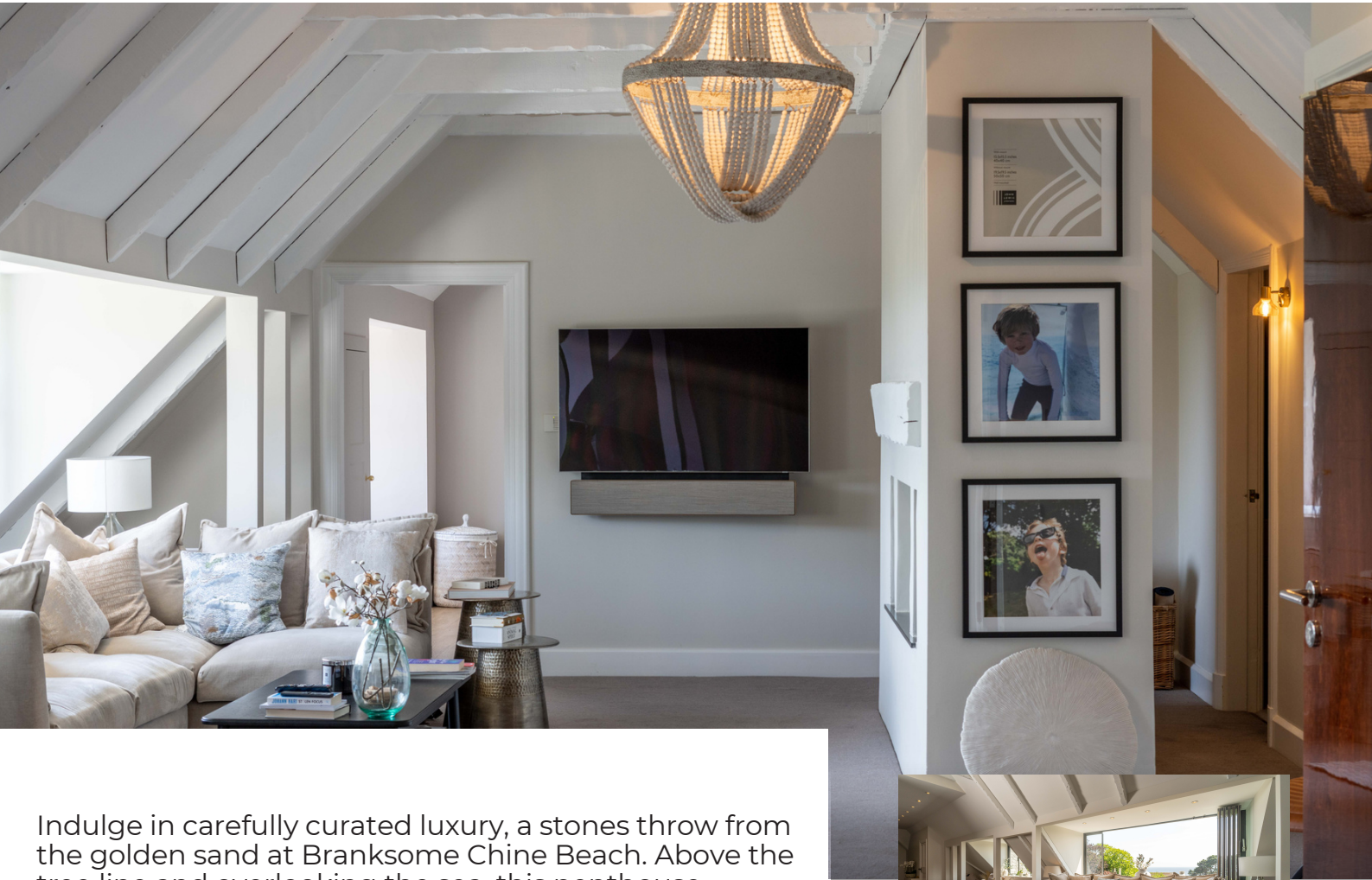




LLOYD YOUNG HOMES

Teak House
The Avenue, Branksome Park
Poole, BH13 6LJ



Indulge in carefully curated luxury, a stones throw from the golden sand at Branksome Chine Beach. Above the tree line and overlooking the sea, this penthouse apartment has a sky-high position atop a commanding, characterful building.

At nearly 130 years old, Teak House exudes charisma throughout, with period features, large proportions and stunning grounds to boot. This building has been converted into exquisite apartments that offer a private slice of coastal heaven, tucked away from busy roads and disconnected from hustle and bustle.



- 1800+ Sq Ft
- 3 Bedroom
- Bath & Shower
- Sunny Communal Gardens
- Panoramic Sea Views
- Garaged Parking

✉ info@lloydyounghomes.com
☎ 01202800571

📍 154 Tuckton Road BH63JX

🌐 lloydyounghomes.com



A Secluded Sanctuary.

Found down a gated and private drive accessed from one of the areas more prestigious roads, Teak House boasts green, healthy and well-maintained communal gardens that sprawl over over 2 acres and feature a large lawn, mature shrubs, trees and flowerbeds; plus a gravel patio area with seating. Secluded, quiet, and full of sun throughout the day, you really could be anywhere! Owners benefit from garaged parking and storage, with extra spaces for visitors and the charming building entrance is secure, with two lockable doors. The apartment features an alarm system -extra peace of mind for those looking for a second residence.

Having been renovated to the highest of standards, new owners need not lift a finger with a tasteful, neutral colour scheme, integral appliances and quality materials used throughout. This truly is a showcase of luxury, space and style in one sophisticated, light-filled package.



LLOYD YOUNG HOMES

Teak House
The Avenue, Branksome Park
Poole, BH13 6LJ

Teak House is ideally located between Bournemouth and Poole, just moments from award winning beaches- crucially, some of the quieter sandy spots in the area. Branksome Beach is just 200m away, with Canford Cliffs, Sandbanks Peninsula, Westbourne and Bournemouth easily accessible by foot, bike or bus.

There's no excuse to not improve your game when living here, with a choice of several outstanding golf courses nearby including Parkstone Golf Course- consistently ranked in the top 100 courses in Great Britain & Ireland. Schooling options include Bournemouth Collegiate, Bournemouth & Poole Grammar, Talbot Heath and several others. Branksome Park covers around 600 acres of distinguished, green and highly desirable residential areas on the coast and Teak House is conveniently nestled in a premier spot with this.



Picture Perfect.

It's hard to not be taken aback by the panoramic views that stretch the main living space, framed by clever folding windows that open completely and flood the space with light- you're floating above the trees, just 200m from the beach. Once you've unglued your eyes from the stunning scenery, a bright and airy vibe is apparent thanks to expansive floorspace and vaulted ceilings; complete with exposed wooden beams, a feature chandelier and secret storage space above. Whilst being open plan, the space is zoned into lounge and dining areas that work naturally with the flow of life. The TV area and primary bedroom are distanced from bedroom 2, which lends itself well to guests, and the third bedroom is perfect as a kids room /study thanks to being a cool, cosy space tucked behind a feature pillar.

✉ info@lloydyounghomes.com

☎ 01202800571

📍 154 Tuckton Road BH63JX

🌐 lloydyounghomes.com



All bedrooms accommodate king size beds, offer surprisingly great amounts of storage and have their own unique feeling. The main bedroom boasts double aspect windows, providing a further connection to nature with views into the surrounding grounds. Large built in wardrobes with tasteful antique-style mirroring, offer extensive hanging/shelving and even include clever shoe storage (pictured) plus a double-depth main section. Sea views continue in the primary bedroom and bathroom, each offering a picture-perfect slice of our gorgeous coastline. Experience glorious sunsets from the large soaking tub, get lost in your favourite book whilst tanning, and enjoy an ever changing backdrop to daily yoga flows.



Soak.

Unwind in the deep, freestanding roll top bath or blast away stress under the walk-in rain shower, you choose; you'll have sunset views either way. Exposed beams continue in the bathroom, extending that amalgamation of contemporary design with classy period features. The cast iron centrally-heated towel rail, a port hole style mirror and sleek, openable windows work together seamlessly in this consciously designed space.

Cook.

Hard-wearing solid wood worktops provide plenty of workspace in addition to the moveable, rustic island and integral appliances keep things tidy. A large range style gas cooker with double ovens will keep the chef happy, and space/plumbing for a dishwasher makes post-party admin to a minimum! We love that the kitchen is tucked away from the main living space, with period windows for light and ventilation, hosts can focus on their cooking whilst remaining connected to family and guests. A breakfast bar is cleverly positioned in front of a serving hatch, giving a view into the lounge area- get those emails done without feeling disconnected! The modern-rustic feeling of this kitchen is balanced well- everything falls to hand easily and the aesthetic matches the homely feeling found throughout the rest of the apartment. Nothing to change here, just move in.



Beautiful finishes and an indulgent layout flow from the kitchen and open-plan living/dining domain to the large, inviting bedrooms.

Teak House is perfectly positioned to capture the all-day sun and this sophisticated home represents the essence of coastal apartment living, with captivating views of Poole Bay, Isle of Purbeck and Old Harry Rocks from sunrise to sunset. Beautiful finishes and an indulgent layout flow from the kitchen and open-plan living/dining domain, to the large, inviting bedrooms -your private slice of coastal heaven.

Tenure: Leasehold 930yrs Remaining

Council Tax Band: F

EPC Band: D

Pets: Not Allowed (visiting pets are allowed)

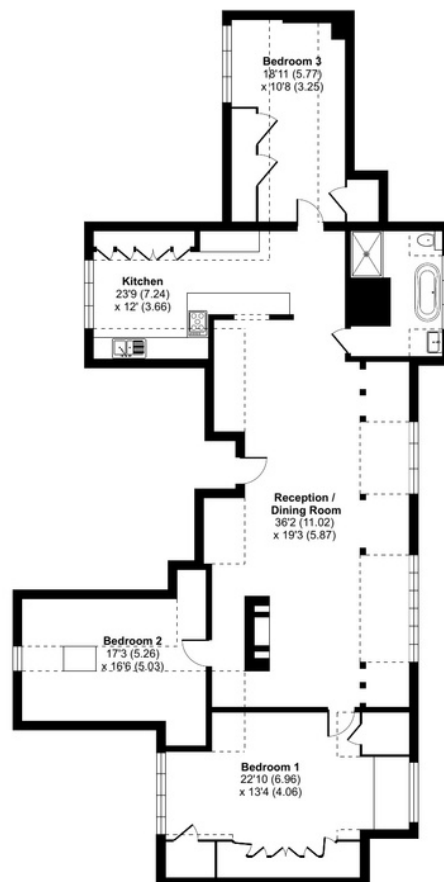
Service Charge: £756 Quarterly (approx £3,000 pa).

Ground Rent: Peppercorn

Denotes restricted head height

Approximate Floor Area = 168.6 sq m / 1815 sq ft

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Lloyd Young Homes. REF: 999785