



St. James Close, Poole, Dorset

Guide Price  
**£950,000**  
Freehold

**Symonds  
& Sampson**  
ESTABLISHED 1858



An exquisite, handsome and recently refurbished Grade II listed Town House offering a wealth of charm and character with exceptional living accommodation. Set in the heart of Old Town Poole a short stroll from the Quay, Harbour and Marina.

**24, St. James Close  
Poole  
BH15 1JL**

- A stunning Grade II Listed period home
- Beautifully well kept with refurbished windows and new pointing
  - Grand flexibility and versatile living
  - Situated in the heart of Old Town Poole
- A short stroll from the Quay, Marina and Harbour
  - Five bedroom suites, set over five floors
    - Off road parking and a garage
    - Internal inspection is a must
    - Offered with no forward chain
- A wealth of charm and character features

Viewing strictly by appointment through  
Symonds & Sampson Wimborne Sales Office  
on 01202 843190







An exquisite, handsome and recently refurbished Grade II listed Town House offering a wealth of charm and character with exceptional living accommodation.

Boasting five double bedroom suites set over five floors in the heart of the historic and picturesque area of Old Town Poole. The home has recently been re-pointed together with having the sash windows removed and fully refurbished by quality, local craftsmen to give the handsome façade rejuvenation.

The property was previously Listed in the Sunday Times 'Thirty Best Homes in Britain 2015'. With a beautiful dual aspect sitting room and a delightful dining room both with open fireplaces coupled with a top floor self contained annex/apartment, ideal for staff, family friends or as an income.

The internal space exceeds 2300Sqft with many beautiful period & historical features. The stunning walled garden gives a good degree of privacy with the Quay only a short stroll from the front door, as well as parking and a garage nearby.

The quay has a wonderful vibrant feel with bustling activity happening daily, however the home is set far enough away to have its own tranquillity and peace. The part cobbled streets of Old Town Poole give a glimpse of days gone past.

Due to the size of this home there is superb flexibility and versatile accommodation is in abundance. With this in mind, the top two floors could offer an annex for income, as a teenagers 'den' or for staff. Likewise this could be made into a superb master suite with a dressing area with its own private lounge. The current owners use this space as a second sitting room with the basement also acting as a seating area/media room as well as the formal sitting room. The sitting room, master bedroom, second sitting room and attic are all dual aspect giving two unique views.

The media room in the basement can also be used as bedroom five with a further en-suite shower room, however, this space could be made into a gym. This home is offered with no forward chain





### History of the home

As seems common with houses from this period the exact date of construction for the house is open to debate. The terrace of which number 24 forms a part was probably constructed in its current form in the 1770s. It might have been built on the remains of an earlier property possibly from the Tudor period.

In 1788 an advert appeared in the Salisbury Times and Journal advertising that the property would be offered for sale at the Antelope Inn by auction. One resident from this period was Captain Fussell and the house could have been used as a home for seamen given its proximity to the port. The advent of the census in 1841 starts to give a clearer idea as to the residents of the house.

In 1841 a widow called Ann King was living in the house with her two children. By the 1870s James Sturmeay was advertising his services as a music teacher and a seller of musical instruments and it is probable that around about this time a shop front was added to the building. By 1881 the house was inhabited by John Kendall his wife and five children. The Kendall family lived in the house until the 1930s and for some of this time the shop element of the house could have been used as a book binders and printers with the printing press probably located in the cellar.

During the Second World war Church Street was damaged by bombs and nearly all houses played host to billeted soldiers and sailors. By the 1950s the house was being used as a lodging house. The late 1960s and 1970s saw a revival of interest in the old town and the Old Town Conservation Area was created in 1974 and was one of the first such areas in the country. One of the leading lights in this revival was a builder called Chick Fowler who lived in the house and undertook a complete restoration of the house and was also responsible for the restoration of many similar properties in the area. He also had close links with the Lighthouse arts centre and many famous names from the era came and lodged at the

house whilst performing locally.

The house was subsequently run as a bed and breakfast for about a decade from the late 1990s onwards. The current owners took over the house in 2017 and since then they have used it as their family home. A restoration project has been undertaken to remove several unsympathetic modern alterations to the building with an emphasis on the use of local craftsmen wherever possible.

### Outside

The property enjoys a beautifully well kept courtyard style garden which is bound by high level walls and leads directly from the kitchen. The kitchen itself has double opening French style patio doors making the ideal kitchen garden for herbs and spices for the avid cook. The walled garden is pretty due to the numerous potted plants and stone walls whilst the garden is quaint it still has a good level of privacy and a great deal of calm. There is off road parking as well as a garage in a block a few hundred yards from the property.

### Location

This beautiful period home has superb flexibility and versatility and must be inspected internally to understand the space on offer. The outlook from most windows enjoys interesting and lovely views of equally beautiful homes and an array of old rooftops, as well as St James Church itself.

Set in the heart of Old Town Poole, with an array of stunning period homes which all offer tremendous history with pretty exteriors. St James Close is a few hundred feet from the Poole quay, harbour, and Poole Marina, ideal for wildlife, fishing or for a boat enthusiast. The area has an illustrious choice of shops, eateries, and stunning walks with the most beautiful backdrop. The quay is still bustling with life and every day offers something new.

Poole has a mainline rail service to London Waterloo. Bournemouth International Airport is only a short distance away. The area boasts Comprehensive Shopping, Poole, Bournemouth, Southampton and Salisbury and all local and a short drive away. Good local schools are numerous and include Lilliput First School, Baden Powel Middle School, Canford School, Bournemouth and Poole Grammar schools, Bournemouth College, Talbot Heath, and Park School. Championship golf is available at Parkstone Golf Course, at Ferndown, Remedy Oak or Broadstone Golf Clubs. Theatres are available at the Poole Lighthouse, The Pavilion and the BIC (Bournemouth International Centre)

### Directions

The home is situated directly next door to St James Church. The church itself is active and extremely pretty. If you were walking from the Quay, turn directly into Thames Street, continue by foot a few hundred yards where Church Street will be found on the right hand side. The church will appear obvious and the home is next door. From Levet's lane proceed by foot onto Church Street and the home is on the right hand side before the church.

### Services

All mains services  
Council Tax Band - F  
EPC Rating - Exempt









# St. James Close, Poole, BH15

Approximate Area = 2415 sq ft / 224.3 sq m

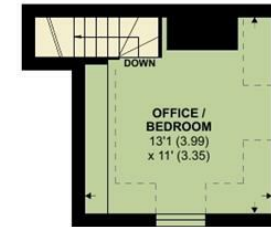
Limited Use Area(s) = 49 sq ft / 4.5 sq m

Total = 2464 sq ft / 228.8 sq m

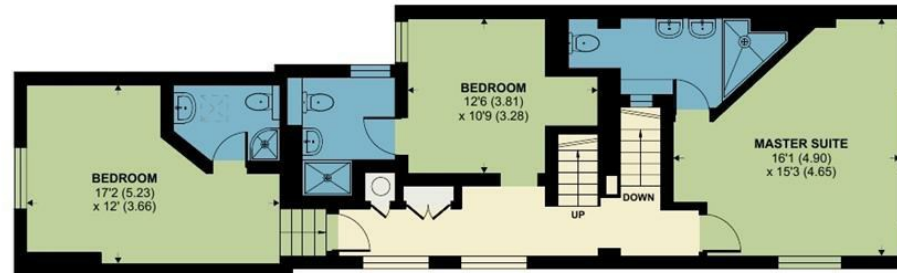
For identification only - Not to scale



Denotes restricted head height



THIRD FLOOR



FIRST FLOOR



SECOND FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

WIMB/NW/SEPT



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2023. Produced for Symonds & Sampson. REF: 1017718



**Symonds & Sampson**

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