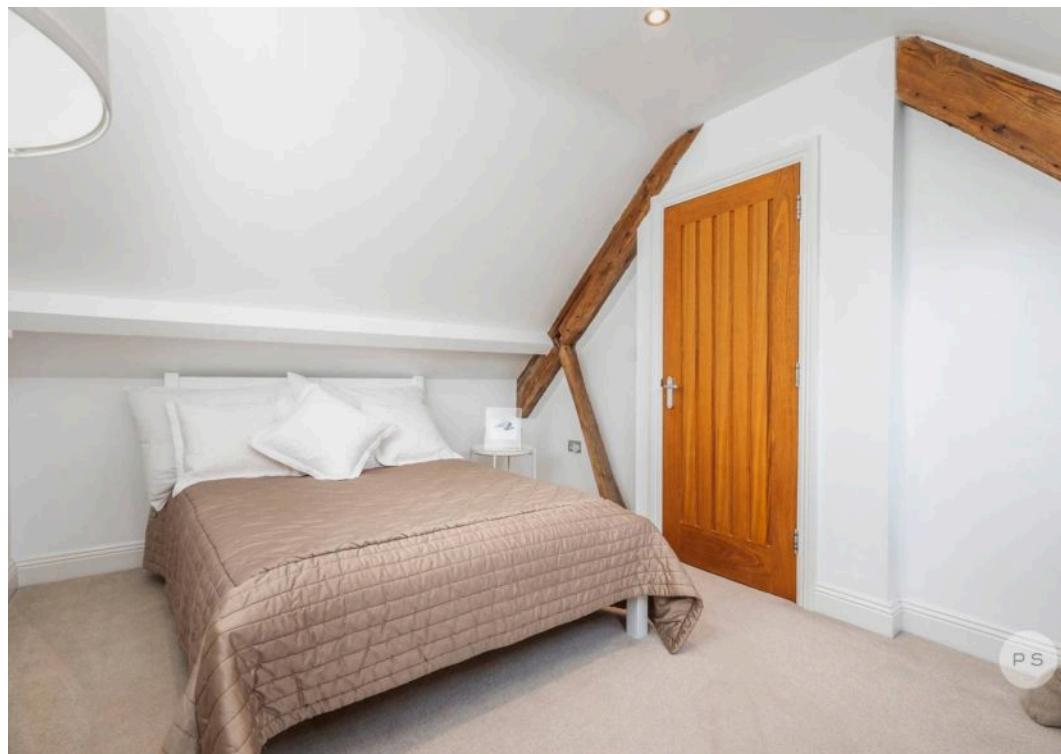


PS



The Tannery, 82 Tatnam Road - BH15 2DS
Guide Price £399,950



The Tannery

82 Tatnam Road, Poole

The Tannery Barn is a beautifully converted two/three bedroom Grade II Listed home, set within the quiet grounds of a historic gated development just a short walk from Poole Town Centre, The Quay, and Upton Country Park.

Converted in 2007 by renowned Bayview Developments and impeccably maintained, this striking, unique property retains many original character features, including exposed beams and brickwork, with two sets of doors leading onto a charming cobbled courtyard.

- Unique 2/3 bedroom barn conversion
- Grade II Listed with preserved architectural charm
- Spacious 22ft lounge diner with flexible living space
- Modern bathroom and separate downstairs WC
- Original beams, brickwork and cobbled courtyard
- Allocated parking for two cars
- Converted in 2006
- No forward chain
- 1031 Sq.ft.
- Council Tax band C: £2004.38
- EPC Rating: C



A spacious entrance hall leads to a generous L shaped 22ft lounge diner with ample space for dining, relaxing, and entertaining. The modern semi open plan kitchen features a range of solid oak units built in appliances, complemented by granite worktops. Bedroom 3/study is conveniently accessed from the living area; in addition, there is a good sized WC.

Upstairs, offers two generous double bedrooms, fitted storage and exposed beams, both share a contemporary bathroom. The barn-style architecture, combined with modern fittings, creates a warm yet stylish living environment ideal for those seeking a primary residence or well-located second home. Outside, the private courtyard offers low-maintenance garden space for al fresco dining or morning coffee, and a gate leads to the communal parking area, where there are two allocated parking spaces.

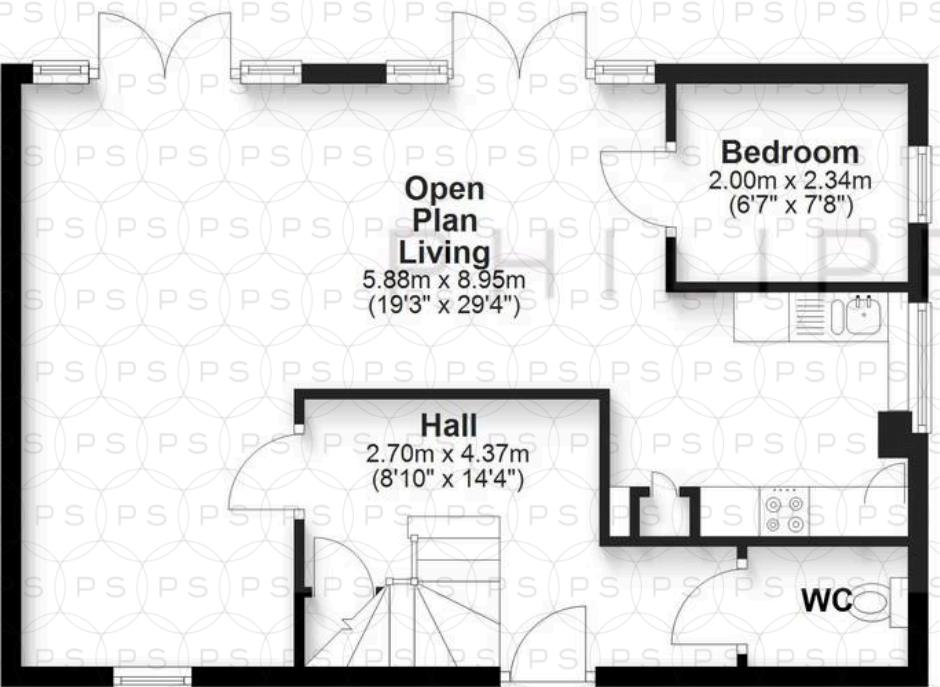
Location

Ideally positioned within walking distance to Poole Town Centre, The Quay, and local shops, The Tannery Barn combines character living with urban convenience. Upton Country Park and Hamworthy Park are nearby for scenic walks and outdoor leisure. Excellent road links connect to Bournemouth and the wider Dorset coastline, and London is accessible via nearby train services from Poole Station in approximately 2 hours.



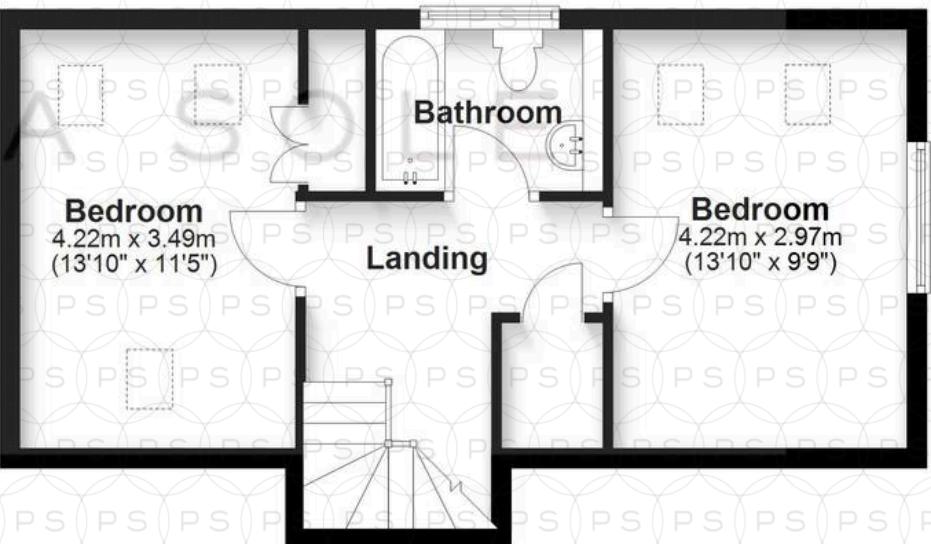
Ground Floor

Approx. 52.6 sq. metres (566.1 sq. feet)



First Floor

Approx. 39.3 sq. metres (423.2 sq. feet)



Total area: approx. 91.9 sq. metres (989.4 sq. feet)

Bournemouth Energy Floor Plans are provided for illustration/identification purposes only. Not drawn to scale, unless stated and accept no responsibility for any error, omission or mis-statement. Dimensions shown are to the nearest 7.5 cm / 3 inches. Total approx area shown on the plan may include any external terraces, balconies and other external areas. To find out more about Bournemouth Energy please visit www.bournemouthenergy.co.uk (Tel: 01202 556006)

Plan produced using PlanUp.



Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.