

*Magnificent Victorian Gothic Style "Mansion" Standing  
in Mature Grounds in the Very Heart of Bournemouth  
Ideally Suiting Home & Income Occupation*



**CRAIGMOOR**

7 BRANKSOME WOOD ROAD, BOURNEMOUTH BH2 6BT

**goadsby**





## LOCATION

Bordering Meyrick Park Golf Course. Clubhouse & Health Club approx. 100 yards (on foot). BCP Council Town Hall approx. 0.4 miles. Bournemouth Square approx. 0.5 miles. Bournemouth Pier & Conference Centre within 1 mile. Travel Interchange & Mainline Railway Station approx. 1.5 miles. Bournemouth International Airport approx. 6.5 miles.

## FEATURES

Property of immense character. Elevated 0.6 acre site with distant sea views across Bournemouth. Independent services to each flat. Passenger lift to all floors (currently not in use). Impressive 3.45m (11'4") ceiling heights to Flat 1. Convenient for all central amenities. Unique home and income opportunity.

## TRADING & BUSINESS

At the time of going to print the rent roll was as follows:

Flat 1	£2,275 pcm (currently vacant)
Flat 2	£1,825 pcm
Flat 3	£1,550 pcm (currently vacant)
Total	£5,650 pcm

**NB** Flat 1 was previously let to a family member and it is felt could command a rent closer to £3,000 pcm.

## LICENCES/PERMISSIONS

It is felt there is future potential to sever a building plot subject to planning consent.

## RATEABLE VALUE

Each Flat is separately assessed Council Tax Band "C". Information taken from the Valuation Office Agency website.

## TENURE

FREEHOLD.

## PRICE

**£1.5 million** to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.





## Flat 1

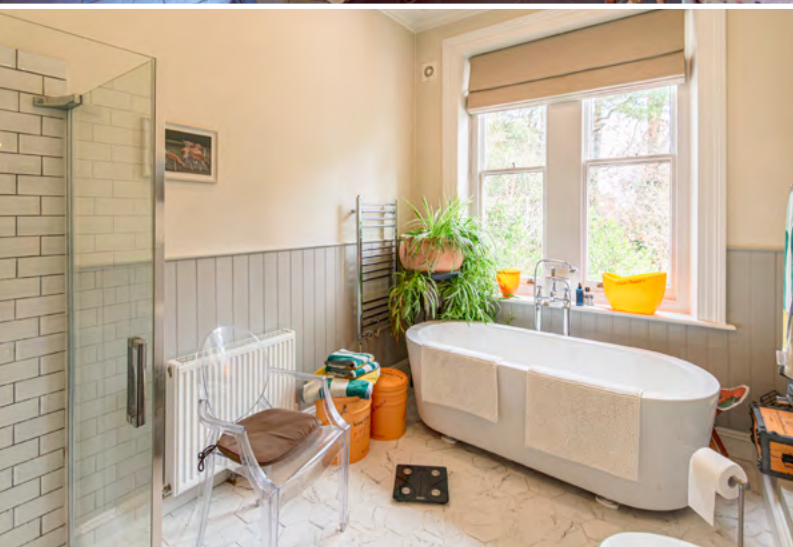
**Entrance Vestibule** with quarry tiled floor. **Inner Hall** with fitted storage cupboards. Opening into **Dining Hall**. **Cloakroom** for coat hanging, herringbone wood block flooring, casement doors into **Sun Lounge/Conservatory** with quarry tiled flooring, doors onto patio, fitted blind. **Living Room** with splayed bay window overlooking garden, fitted window blinds, feature fire surround, marble inset and hearth, wall lighting, picture lighting, television point, casement doors into **Sun Lounge/Conservatory**. **Master Bedroom** LARGE DOUBLE with splayed bay window overlooking garden, wall of fitted wardrobes, **en-suite bathroom** with corner bath with shower screen and shower attachment over, vanity unit, close coupled WC, heated towel rail. **Bedroom 2** DOUBLE with fitted wardrobes and dressing table, built in wardrobe. **Shower Room** with double width cubicle, tiled walls, close coupled WC, pedestal wash hand basin, heated towel rail. **Office/Bedroom 3** SMALL DOUBLE with fitted cupboards. **Front Kitchen** with range of ivory fitted wall and base units, tiled splashbacks, inset stainless steel sink unit, laminate wood effect flooring, inset ceramic 4 ring hob, built in oven, recessed for microwave, feature coving, spot lighting, large casement door onto patio opening onto main garden. **Rear Kitchen** with fitted range of wall and base units, roll edge work surfaces over, inset sink unit, tiled splashbacks, 4 burner gas hob, built in oven, microwave recess, vinyl flooring, extractor fan, original cord bell panel, larder, fitted shelving. **Laundry/Utility Room** with vinyl flooring, Vaillant boiler, plumbing for washing machine. Door to side. **Bathroom** with concealed cistern WC, bidet, vanity unit, inset wash hand basin, panelled bath.

Stairs from Inner Hall to **Landing** with fitted wardrobe and connecting door to Flat 3.

**Bedroom 4** SINGLE/SMALL DOUBLE with dual aspect, steps up to **en-suite shower room** with double width cubicle, pedestal wash hand basin, close coupled WC.

**360° Tour Link**





## Flat 2

**Entrance Hall** with airing cupboard with hot water cylinder. **Dining Hall** with original fire surround, picture window, heating thermostat, entry phone. **Living Room** with splayed bay window, double aspect, casement doors to Juliet balcony, television point, inset spotlighting. **Kitchen/Breakfast Room** with fitted range of wall and base units, work surfaces over, built in oven and microwave, ceramic hob, filter hood, inset spotlighting, stainless steel 1½ bowl sink unit, central island unit, plumbing for washing machine, breakfast/dining area, gas fired boiler, central heating programmer, fitted dresser. **Master Bedroom** LARGE DOUBLE with splayed bay window, feature fire surround, original Victorian iron grate, **en-suite shower room** with shower cubicle, vanity unit, low flush WC. **Bedroom 2** LARGE DOUBLE overlooking garden. **Bedroom 3** SINGLE with built in wardrobes. **Bathroom** with free-standing bath, shower cubicle, close coupled WC, vanity unit.

[360° Tour Link](#)

## Flat 1

**E** (39-54)

**53** This is how energy efficient the building is.

## Flat 2 (expired)

**D** (55-68)

**58** This is how energy efficient the building is.

## Flat 3 (expired)

**D** (55-68)

**59** This is how energy efficient the building is.





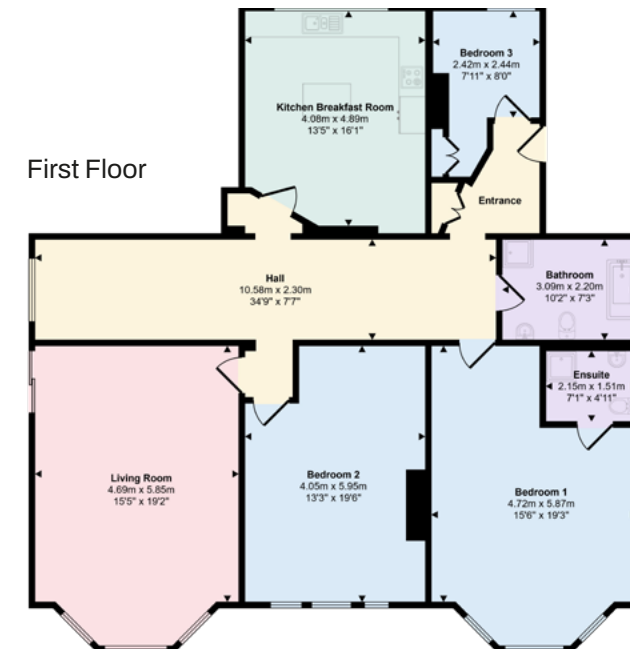
### Flat 3

Inner Hall leading into Dining Hall with sky light, airing cupboard with pre-lagged hot water cylinder with immersion, central heating programmer, thermostat, entry phone. Stairs down from Dining Hall to **Open Plan Summer Room** with sliding patio door to Juliet balcony. **Living Room** with feature sky light, overlooking garden, recessed fire surround, comfortably seating 6 persons, television point. **Kitchen/Breakfast Room** with double aspect, town views, fully fitted wall and base units, roll edge work surfaces over, centralised island unit, 4 ring ceramic electric hob, stainless steel wash hand basin, waste disposal, inset 1½ bowl stainless steel sink unit, double aspect, vinyl flooring, ceiling fan, built in double oven, space for fridge freezer. Glazed double return doors into Living Room. **Master Bedroom** DOUBLE with recessed and fitted wardrobe. **Shower Room** with double width cubicle, contemporary close coupled WC, inset wash hand basin, tiled walls and floor. **Bedroom 2** DOUBLE with built in wardrobe, under eaves storage. **Bathroom** with panelled bath, close coupled WC, pedestal wash hand basin, heated towel rail. **Bedroom 3** DOUBLE with double aspect with loft access hatch to water tanks. **Bedroom 4** SINGLE with Glow-worm gas fired boiler, access to water tanks). Stairs from Dining Hall up to **Turret Room** with storage area above.

### Outside

The grounds extend to approximately 0.6 acre. A shared driveway (owned by Craigmoor) from Branksome Wood Road leads to a parking area for 3/4 vehicles with attached garage with up and over door, **Marley style garage** with up and over door and **large open double garage**. The south facing garden is mainly laid to lawn with flower and shrub borders, **feature timber summerhouse** with inset stained glass windows, patio areas, vegetable garden with aluminium framed greenhouse, terraced lower garden with various fruit trees and paved patio. Composting area. Potting shed. Access to **Cellar** with Glow-worm boiler, electric meters and consumer unit. Pedestrian access gates to the service road and Meyrick Park Golf Course (18th fairway).

**360° Tour Link**



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