

Luxury+Prestige

LULWORTH HOUSE

11 THE HORSESHOE, SANDBANKS, POOLE, BH13 7RW



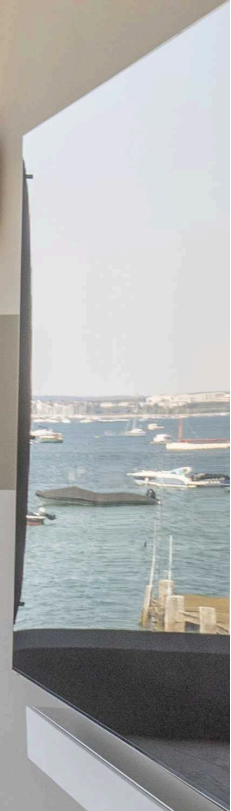




























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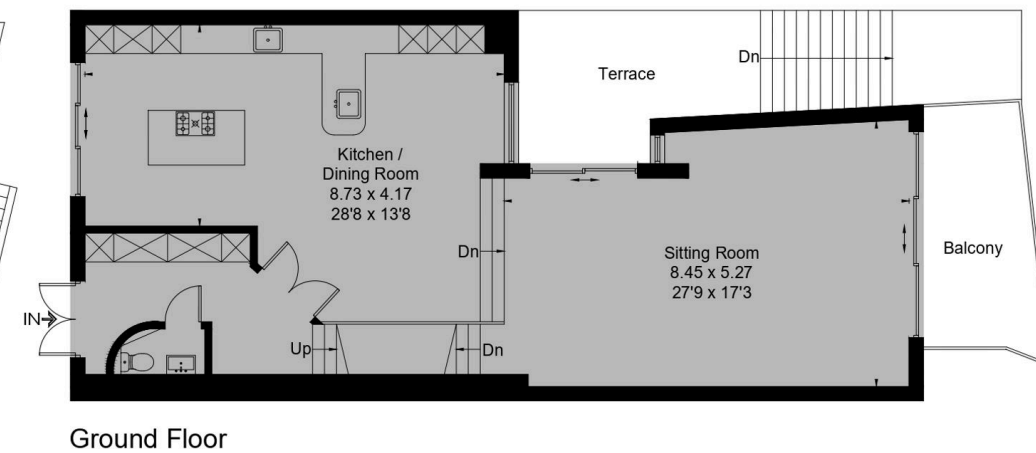
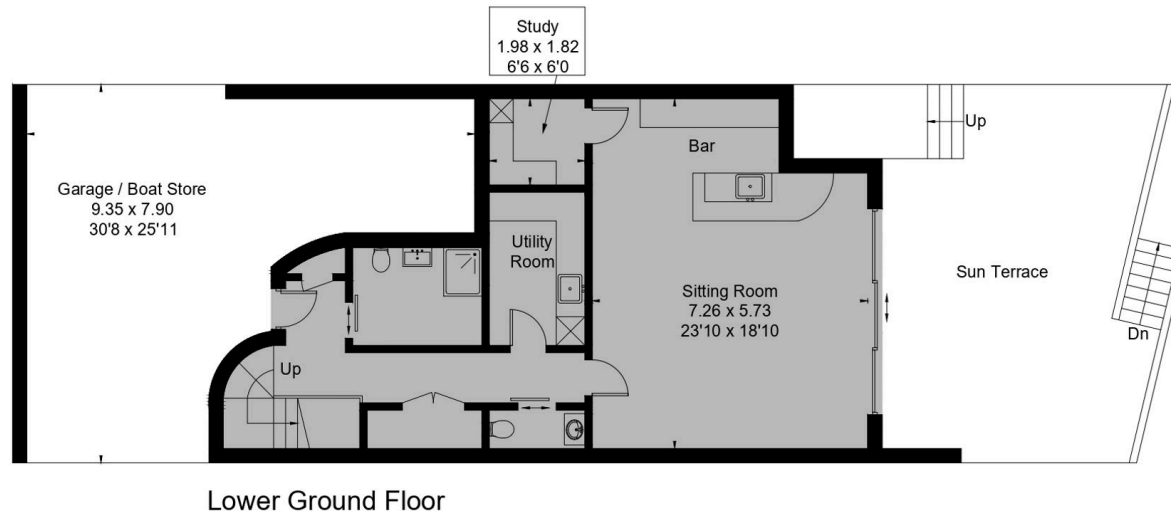
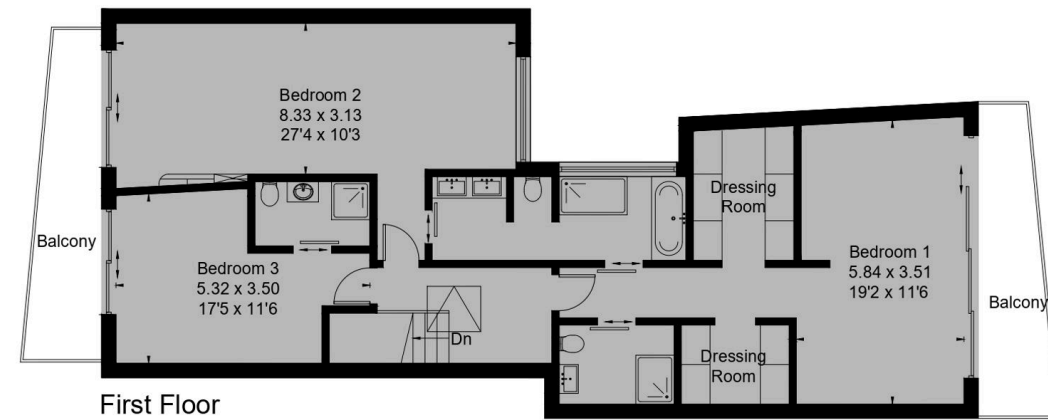
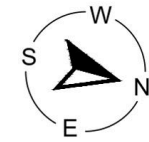


Floorplans

Lulworth House, 11 The Horseshoe Poole BH13 7RW

Approximate Floor Area = 292.6 sq m / 3149 sq ft

Garage / Boat Store = 48.1 sq m / 517 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #109730

Summary

One of just three exclusive waterfront townhouses, Lulworth House enjoys a privileged position on the Sandbanks Peninsula.

Meticulously refurbished by the current owner with no expense spared, this exceptional home offers unparalleled luxury throughout. Boasting breathtaking harbour views, it provides direct water access via a private foreshore with space for boat storage, alongside shared use of a pier and a dedicated covered store within the curtilage of the house benefiting from access to the renowned Sandbanks Yacht Company and its slipway.

Approached through a sun-drenched courtyard, the split-level open-plan living space seamlessly integrates a show-stopping kitchen, informal dining, and generous sitting area, opening onto a private sun balcony. The contemporary kitchen is the epitome of luxury, featuring stone worktops, a peninsula breakfast bar, and premium Miele appliances.

Upstairs, three spectacular bedrooms with features such as vaulted ceilings and private balconies, are served by three elegant bathrooms. Downstairs, an impressive entertaining suite with bar opens onto a substantial terrace - perfect for al fresco dining - although this could also be suitable as bedroom four. The property includes an oversized garage accessed via The Horseshoe and two additional underground parking spaces at The Peninsula.

Details

Guide Price: £5,000,000

Tenure: Leasehold

Lease Length: 999 years

Maintenance: £4,000 pa

Ground Rent: £350 pa

* Ground Rents can increase and advice should always be sought from your solicitor before exchange of contract

Local Authority: BCP Council

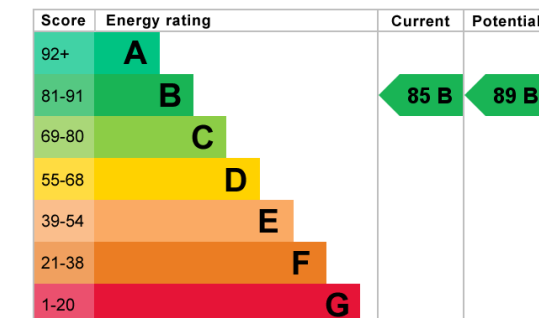
Council Tax: Band H

2026/2027 £4,799.98

*Amount shown is for a main home, please seek advice for additional home

Services: Mains electricity, gas, water and drainage

EPC:



Key Features

- + Highly exclusive development
- + Private foreshore
- + Shared residents pier
- + Wonderful harbour views
- + Access to Sandbanks Yacht Company
- + Vaulted ceilings and balconies
- + No expense spared by current owner
- + Simply stunning interior
- + Entertaining suite and terrace
- + Garaging for three cars

Our Team



Steve Isaacs
Managing Director

07970 878106
steve@luxuryandprestige.com



Harriet Towing
Head of Sales

07809 908718
harriet@luxuryandprestige.com



Adrianna Ciereszko
Lead Photographer

07944 986977
adrianna@luxuryandprestige.com



Thomas Powner
Residential Sales

07437 491094
tom@luxuryandprestige.com



Valentina Morana
Residential Sales

07366 799790
valentina@luxuryandprestige.com



Jane Honour
Administrator

01202 007373
jane@luxuryandprestige.com

Get in touch

In Person:	28A Haven Road Canford Cliffs Poole BH13 7LP
By Phone:	01202 007373
By Email:	info@luxuryandprestige.com
Online:	luxuryandprestige.com
Facebook:	facebook.com/luxuryandprestige
Instagram:	@luxuryprestigerealty
Property ref:	01KWH4NJV0DYWAG0KAR5BMNZKC
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