

**8, Bridge Place, Northbourne
Bournemouth, BH10 7EA**



Property overview

Guide Price £750,000

From the front, you'd never imagine what lies behind... a deceptively spacious detached home with stunning riverside grounds approaching 2.7 acres (including mid river boundary), backing directly onto the River Stour with land extending beyond the formal garden and ownership reaching to the river midpoint.

This is a truly exceptional home combining luxury modern living with countryside privacy, riverside lifestyle, premium technology, extensive future-proofing, and outstanding craftsmanship throughout. The level of detail, hidden infrastructure, bespoke finishes, entertainment integration, and quality of materials used during renovation make this property exceptionally rare within the market. Tucked away within an exclusive cul-de-sac setting, this deceptively spacious detached residence offers an exceptional blend of luxury living, riverside tranquillity and expansive grounds extending to approximately 2.7 acres, meandering alongside the River Stour.

At first glance, the property appears modest from the front, however the rear elevation reveals a striking home of impressive proportions, thoughtfully remodelled and comprehensively renovated to an exceptional standard by the current owner. Backing directly onto the river bank with additional land extending beyond the formal garden and around the river bend, this is a home that offers a lifestyle rarely found within the local market. The heart of the home is an impressive open-plan kitchen, dining and living space measuring in excess of 30ft, designed with both entertaining and day-to-day family living in mind. A beautifully appointed German kitchen is complemented by quartz worktops, premium integrated appliances, a feature island and extensive bifold doors opening onto an elevated decked terrace, perfectly framing the outlook over the garden and surrounding grounds. A feature log burner and underfloor heating throughout the ground floor create warmth and atmosphere year-round. The raised decking terrace enjoys an elevated vantage point over the main lawned garden, with steps descending to the expansive grounds beyond. A gate leads through to additional riverside land, creating an idyllic setting for those seeking space, wildlife, fishing interests or simply an escape into nature. The vendor has mentioned previous sightings of kingfishers, herons, swans and deer which further enhance the setting.

Accommodation is both versatile and well-balanced. The ground floor offers a welcoming entrance hall, a generous third bedroom, contemporary shower room, integral garage access and the stunning open-plan living area. Upstairs, the principal bedroom suite is a particular highlight, measuring over 25ft and benefitting from bifold doors opening onto a private balcony with far-reaching views across the garden, river and countryside beyond. The suite is complemented by a walk-in wardrobe and luxurious en-suite bathroom. A further generous double bedroom and separate study/home office complete the first floor.

The property underwent an extensive back-to-brick renovation approximately nine years ago, with major elements including electrics, plumbing, heating, roofing, insulation, glazing and finishes all replaced or upgraded to an exceptional standard, creating a home that blends premium specification with practical future-proofing.

Externally, the property benefits from driveway parking, an integral garage and the added advantage of potential vehicular access into the rear garden via a gated entrance. The grounds themselves provide an extraordinary sense of space with the river becoming an ever-changing backdrop to daily life.

Specification

Luxury Property Specification & Lifestyle Features

This exceptional property underwent a complete back-to-brick renovation approximately 9 years ago, with every major element renewed to an exceptionally high standard including gas, electrics, plumbing, roofing, windows, heating systems, insulation, and interior finishes.

All manuals, warranties, certificates, and documentation relating to the property and installed systems have been meticulously retained and will be provided to the new owners.

A comprehensive selection of spare materials will also remain with the property, including:

- Spare bathroom tiles
- Matching internal and external bricks
- Welsh slate for steps and landscaping
- Matching paints and finishes

Kitchen / Lounge / Dining Area

A stunning open-plan living and entertaining space finished to an extremely high specification.

Kitchen Features

- Premium German kitchen with components by Vauth-Sagel
- High-specification white starlight quartz worktops
- Neff slide-and-hide oven and grill
- Neff combination microwave
- Neff warming drawer
- Neff 5-burner gas hob with high-output wok burner
- Neff integrated dishwasher
- Integrated Igloo fridge freezer
- Premium externally ducted extractor fan with remote control

Lighting & Ambience

- Recessed perimeter mood lighting to ceiling
- Feature lighting surrounding extractor housing

- Under-counter perimeter lighting to worktops and island
- Philips low-voltage LED tape lighting throughout
- Fully dimmable LED downlights throughout the room

Underfloor Heating

- Wet underfloor heating system throughout the entire ground floor
- Premium German Roth heating system
- Individually zoned rooms with independent controls
- Infrared room sensors for accurate temperature management

Entertainment & Media

- Concealed TV and media cabling professionally built into walls
- Optical, HDMI, and entertainment connections hidden from view
- Spare pull cords installed for future cabling upgrades
- Built-in ceiling surround sound system
- 5.1 Dolby surround sound and multi-channel audio
- Ceiling speakers installed

Bifold Doors

- Smart Systems aluminium bifold doors
- Approximately 8 metres wide
- Anthracite finish matching all windows throughout the property

Heating & Hot Water System

- Worcester heating system
- Unvented hot water cylinder providing consistent full-pressure hot water throughout the property
- Smart Wiser heating control system
- Moveable smart room thermostats
- Fully zoned heating throughout
- Independent towel rail operation for summer use

Lounge Feature

- Contura multi-fuel swivel log burner
- Bespoke marble-shaped hearth creating a stunning focal point

Staircase & Joinery

- Solid oak staircase
- Special-order tiger stripe oak finish
- Full solid oak construction (not capped)
- Solid oak internal doors throughout the property

Windows, Doors & Roofing

- Anthracite-coloured windows throughout
- Smart Systems aluminium bifold doors
- Fully vented roof system with under-tile ventilation
- Flat soffit system designed to minimise maintenance and prevent cobweb build-up

Bathrooms

Luxury bathrooms finished with premium fittings throughout.

Features Include

- High-end Grohe fittings and sanitaryware

Downstairs Bathroom

- Smart mirror with:
- WiFi connectivity
- Bluetooth music streaming
- Heated demister
- Integrated lighting

Upstairs Bathroom

- Integrated smart TV mirror
- Linked HDMI connection from bedroom
- Fire Stick compatible
- Preset terrestrial television channels
- Ability to enjoy films while relaxing in the bath

Principal Bedroom Suite

- Smart Systems aluminium bifold doors approximately 3 metres wide
- Surround sound has been installed
- All wiring concealed within walls
- Dimmable under-cill balcony lighting controlled from the bedroom
- Bespoke handmade feature radiator

Bedroom Technology

- Integrated HDMI and surround sound cabling concealed within walls
- Brush plate finishes throughout
- No visible wiring

Security & Connectivity

- Swanview CCTV security system installed
- Ultra-fast fibre optic broadband connectivity

Garage & Storage

- Electric up-and-over garage door
- Remote and manual operation
- Large storage area above garage
- Velux roof window installed

Grounds & Lifestyle

The property extends to approximately 2.9 acres and offers a unique riverside lifestyle rarely available on the market.

Landscaping & Stonework

- Approximately 80 tonnes of boulders sourced from Portland Stone
- Mature Acer trees established within the landscaping
- Approximately 40 tonnes of Type 1 stone installed from the entrance gates to the lower boulder area
- Ready for future tarmac or block paving if desired

Veranda & Future Potential

- Separate electrical sub-main installed beneath the veranda
- Provision for future extension towards the weir area
- Originally considered for luxury glamping development
- Gas main installed beneath the veranda for future gas fire pit installation

External Lighting & Power

- Rear garden floodlights manufactured from polished 316 marine-grade stainless steel
- Adjustable up to approximately 6 feet high for downward illumination
- Waterproof external power sockets to both front and rear gardens
- Ideal for jet washing equipment, garden tools, or seasonal lighting

Balcony & Glasswork

- All veranda and balcony glass finished with polished 316 marine-grade stainless steel
- Designed never to rust or corrode

Feature Brickwork

- Bespoke feature wall extending from the ground floor to the upstairs bedroom
- Constructed using reclaimed Old English bricks
- Traditional Flemish bond brickwork pattern

Additional Kitchen Provision

- Pre-installed electrical connection beneath sink
- Ready for future instant boiling water tap installation

Land, Wildlife & Fishing

The property offers an outstanding natural setting with abundant wildlife and exceptional riverside fishing.

Wildlife Frequently Seen

- Herons
- Egrets
- Kingfishers
- Swans
- Coots
- Regular deer sightings

Fishing

The river is renowned for its excellent fishing, with catches including:

- Barbel to 14lb 8oz
- Chub to 8lb 6oz
- Large carp and numerous additional species

Orchard & Grounds

- Established apple trees
- Plum trees
- Pear trees

Agricultural & Livestock Features

- Grounds and fields registered with DEFRA for livestock use
- Perimeter field fencing installed at 5 feet high rather than standard 4 feet
- Stock fencing designed to safely contain smaller livestock

Summary

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Measurements

Entrance Hall:

10' 11" max x 8' 10" max (3.32m x 2.69m)

Inner Hallway:

8' 8" x 3' 2" (2.64m x 0.96m)

Integral Garage:

15' 5" max x 13' 3" max (4.70m x 4.04m)

Ground Floor Shower Room:

7' 8" x 5' 3" (2.34m x 1.60m)

Bedroom Three:

11' 9" max x 9' 6" max (3.58m x 2.89m)

Open Plan Lounge/Kitchen/Diner:

30' 10" max to front of cupboards x 23' 2" max (9.39m x 7.06m)

Raised Veranda:

36' 7" max x 15' 11" max (11.14m x 4.85m)

Landing:

11' 3" max into stairwell x 6' 5" max (3.43m x 1.95m)

Master Bedroom Suite:

25' 11" max into door recess x 20' 0" max (7.89m x 6.09m)

Balcony:

10' 8" x 3' 5" (3.25m x 1.04m)

En-Suite:

10' 7" x 10' 0" (3.22m x 3.05m)

Walk-In Wardrobe:

6' 7" x 5' 6" (2.01m x 1.68m)

Bedroom Two:

15' 5" x 11' 5" (4.70m x 3.48m)

Currently Home Office/Nursery/Bedroom**4**

10' 0" x 5' 2" (3.05m x 1.57m)

Rear Garden and Additional Land:

Approximately 2.7 acres to middle river boundary

Mainly laid to lawn, leading down to the river frontage.

Gate to additional land which wraps around the bend in the river. All enclosed by fencing (not indicative of the true boundary as is inset in places).

This area is currently grazing grass with a wooded copse and addition river frontage.

Photography

















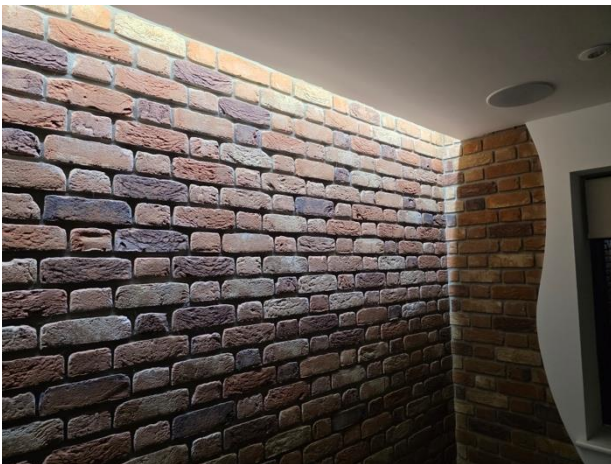




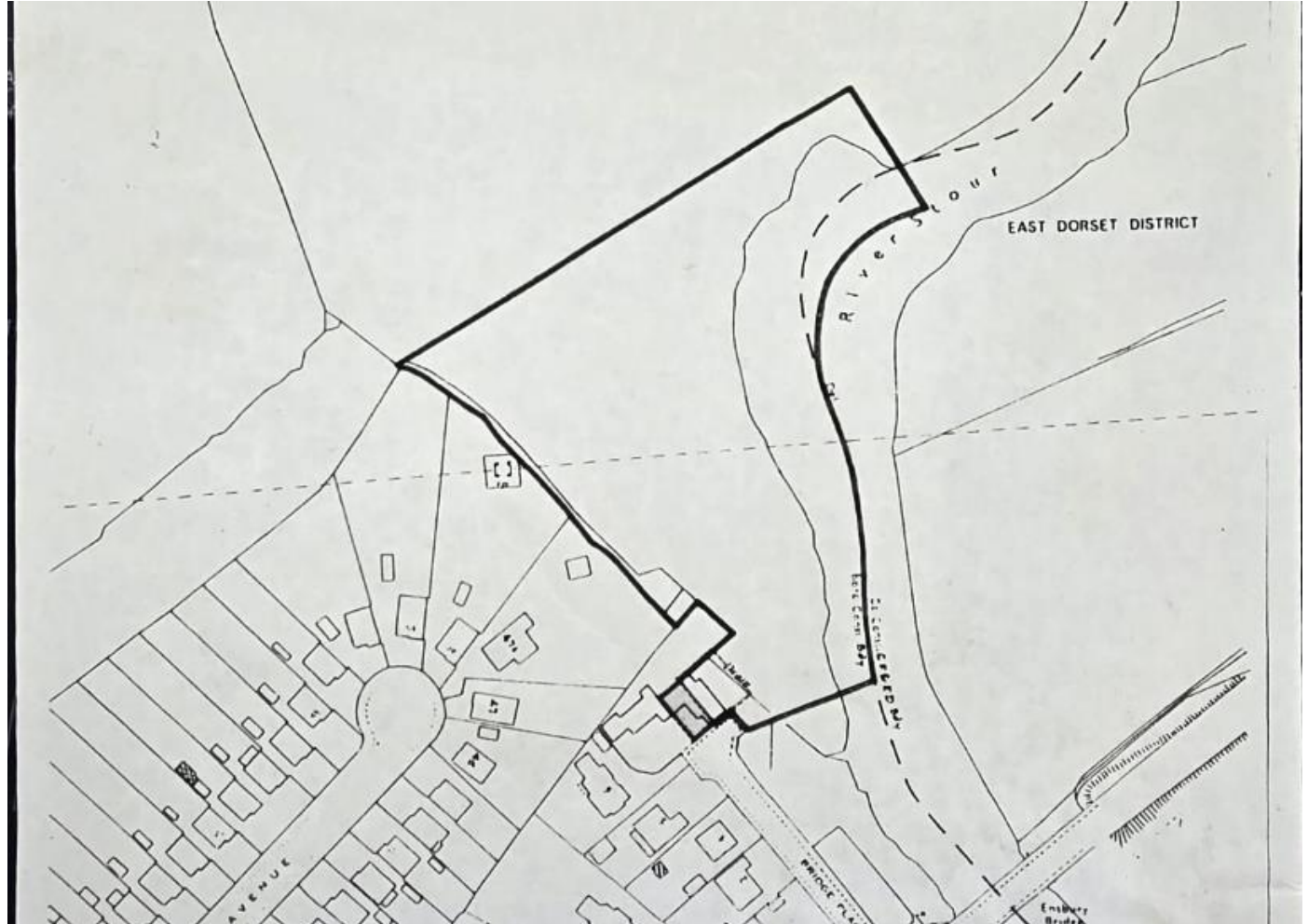




Vendor's Images

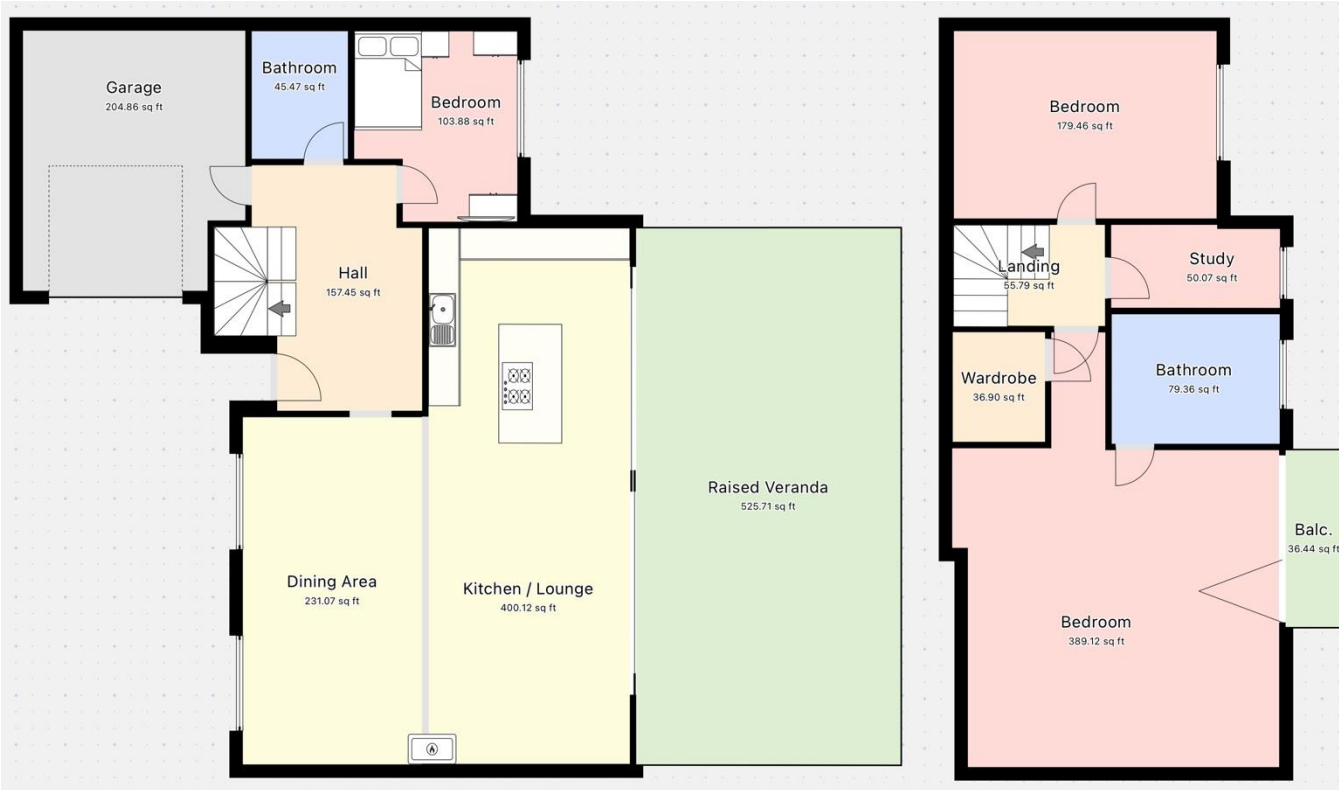


Land Plan & Streetviews



Floor Plan

EPC



Energy performance certificate (EPC)

8 Bridge Place BOURNEMOUTH BH10 7EA	Energy rating	Valid until:	5 May 2036
	C	Certificate number:	0836-5125-6600-0165-2202

Property type	Detached house
Total floor area	167 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

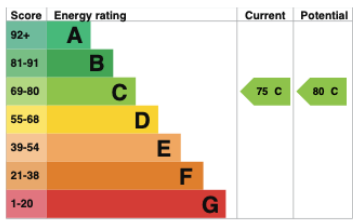
Energy rating and score

This property's energy rating is C. It has the potential to be C.

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

See [how to improve this property's energy efficiency](#).



For properties in England and Wales:
the average energy rating is D
the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

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