

Luxury+Prestige

# 13 ELMS AVENUE

LILLIPUT, POOLE, DORSET, BH14 8EE







THIS IS  
OUR  
HAPPY  
PLACE





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OUR  
HAPPY  
PLACE

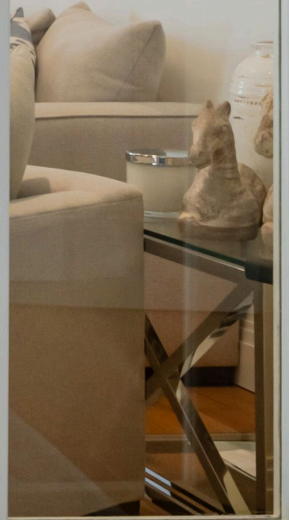




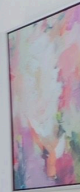
















# TAKE A STEP INSIDE

Can't wait to view in person?

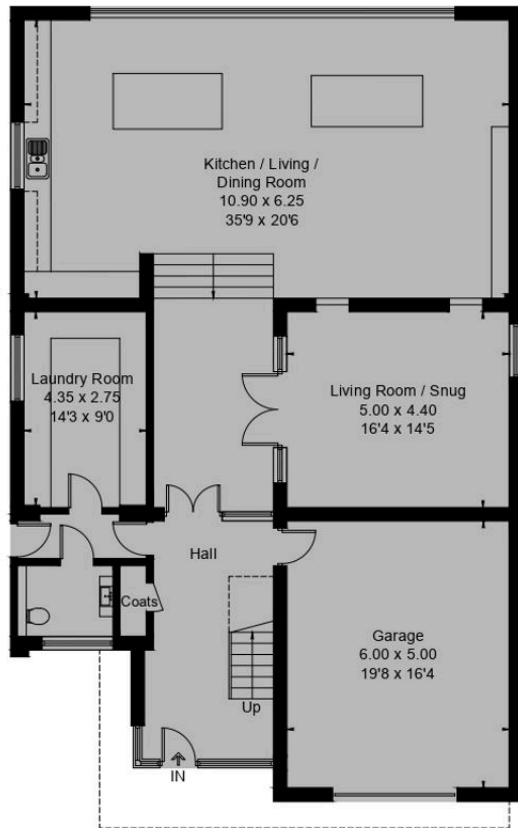
All of our properties feature a professionally produced video



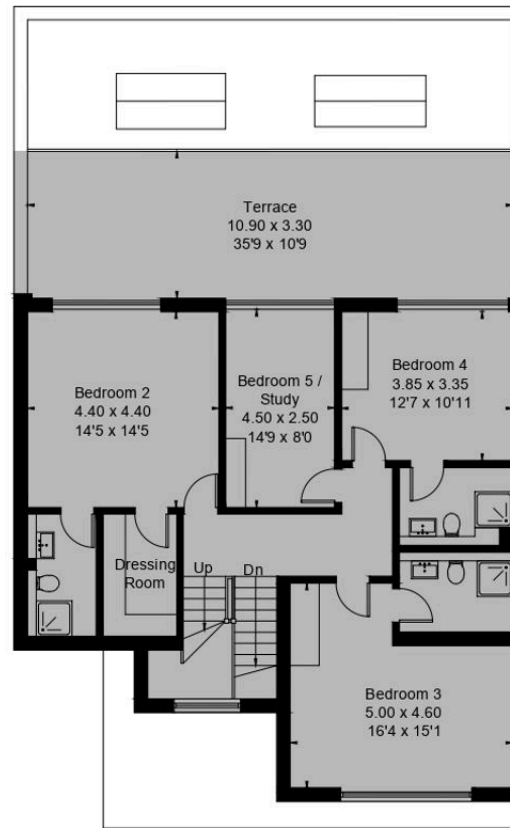
# Floorplans

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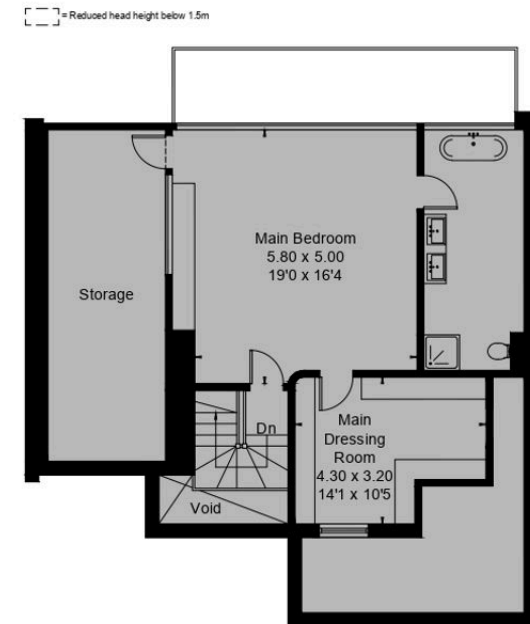
Approximate Floor Area = 365.0 sq m / 3939 sq ft  
(Including Storage And Terrace / Excluding Void )



Ground Floor



First Floor



Second Floor



# Summary

Occupying one of the area's most exclusive waterfront settings on the shores of the Blue Lagoon, this exceptional residence offers over 3,900 sq ft of beautifully appointed accommodation, combining elegant design with an enviable coastal lifestyle.

The home features four luxurious bedrooms, four contemporary bathrooms and a versatile fifth bedroom or study. At its heart is a spectacular 35ft open-plan living space, centred around a bespoke Neptune kitchen with a statement island, breakfast bar and stone worktops. Designed for effortless entertaining, the space flows seamlessly onto an expansive terrace, perfectly positioned to capture breathtaking harbour views.

Outside, manicured gardens lead to a swimming pool, summer house and private pier, creating an outstanding waterside setting for relaxing or entertaining. The interiors is filled with natural light, while the sophisticated décor and high-quality finishes enhance the home's timeless appeal. Perfectly positioned close to the area's renowned yacht clubs and coastal amenities, this is an exceptional opportunity to enjoy luxury waterfront living at its finest in a truly prime position.

# Details

Guide Price: OIEO £4,000,000

Tenure: Freehold

Lease Length: N/A

Maintenance: N/A

Ground Rent: N/A

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:

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Key Features

- + Prestigious waterfront position
- + Wonderful harbour views
- + Outdoor swimming pool
- + Private pier
- + Perfect for entertaining
- + 35' open plan kitchen lifestyle room
- + Four / five bedrooms
- + Four bathrooms
- + Highly luxurious interior
- + No forward chain

# Our Team



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