

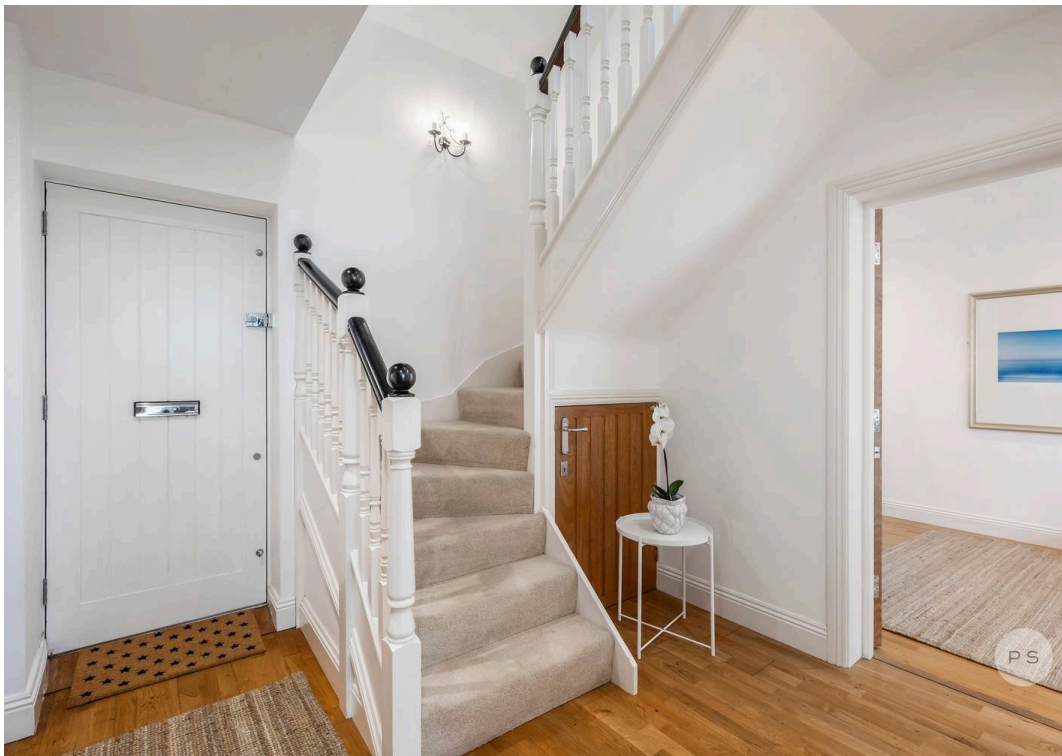
PS



The Tannery, 82 Tatnam Road, Poole, BH15 2DS

Offers Over £385,000

PS



The Tannery

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 close to Poole Town Centre and the vast 700 acre playground that is Holes Bay Nature Reserve. Many people living on this part of the south coast, benefit from a great work/life balance being able to split their time between hybrid office working in the city, with London being accessible by train in approx. 2 hours, and working / enjoying life on the south coast for the rest of the week. This is an ideal bolt-hole for the best of all worlds.

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.

- Short 1km walk to Poole Train Station for mainline routes to London
- 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 by highly regarded Bayview Developments
- No forward chain
- Council Tax band C: £2,133.33
- EPC Rating: C
- Freehold



ABOUT THE PROPERTY:

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.

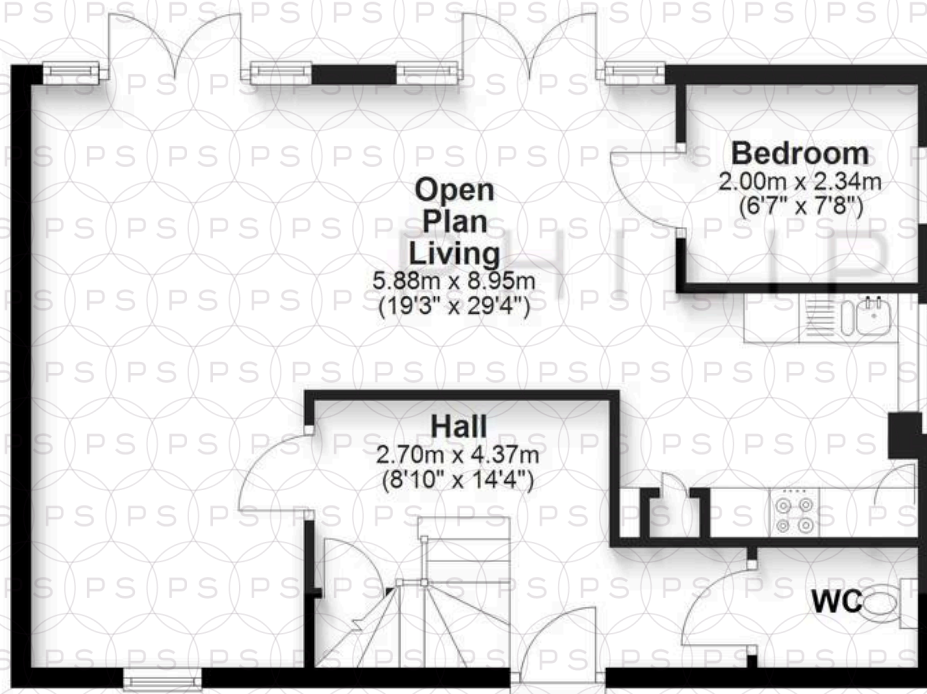
LOCATION:

Ideally positioned close to Poole Town Centre, historic Poole Quay and a range of local amenities, The Tannery Barn combines character with everyday convenience. Nearby green and coastal spaces include the beaches of Hamworthy Park & Lake Pier, Ham Common, Upton Country Park and Holes Bay Nature Park, together offering more than 700 acres of outdoor recreation space (<https://uptoncountrypark.com/holes-bay-nature-park/>). From waterside launch points to established bird hides, it is an area well suited to both active use and quieter observation. Despite this immediate access to open space, the property remains well connected. Poole Railway Station is approximately 1 km away, providing direct services to London in around two hours. This balance supports a flexible lifestyle, with many able to capitalise on a hybrid employment contract and reaping the rewards of a life/work balance by splitting their time between city working and coastal living. As such, the setting offers a considered blend of accessibility and environment, equally suited as a primary residence or a well-positioned coastal retreat.



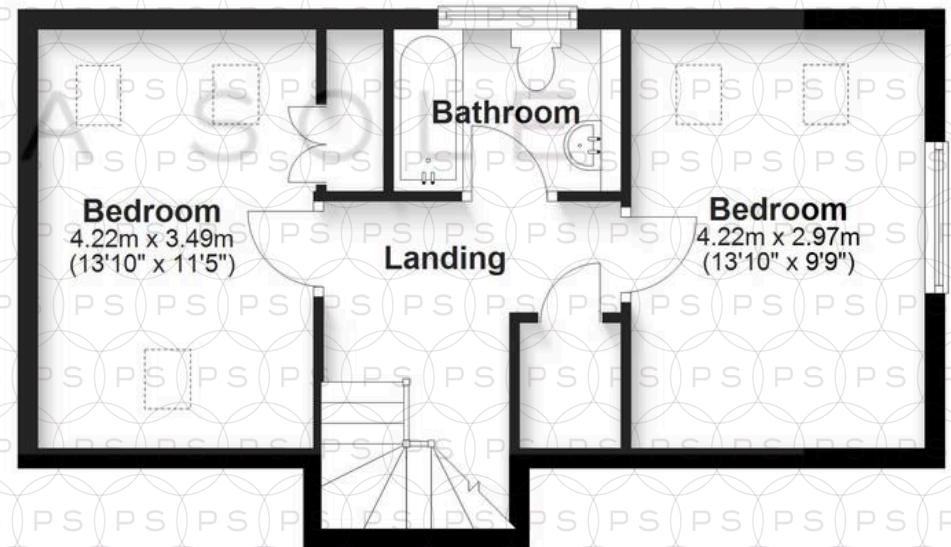
Ground Floor

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)

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Plan produced using PlanUp.



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