

01202 683444

Orchard Plaza, 41 High Street  
Poole, Dorset, BH15 1EG

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**WEST QUAY ROAD**  
**POOLE, BH15 1JD**  
Price: £375,000 Freehold





- .Grade II Listed Cottage**
- .Four Bedrooms**
- .Two Bathrooms**
- .Conservatory**

- .Great Central Location**
- .Excellent Condition**
- .Two Car Parking Spaces**
- .Walled Garden**

A lovely Grade II listed property in immaculate condition set in the conservation area of Poole. Originally constructed in the early 1800's and converted in 1994, this property is now on the market for the first time in 25 years. Offering 4 bedrooms and 2 bathrooms, this house is in the perfect location for all that Poole has to offer.



Originally a boat builders warehouse built in the early 1800's, the entire property was converted into 4 separate dwellings circa 1994. Retaining many of its original features both internally and externally, this Grade II listed home has character in abundance with the added benefit of gas fired central heating and partial double glazing.

Located within the conservation area of Poole, this property is ideally situated with only a short stroll to all of the amenities that Poole has to offer and is close to all transport links.

Offering approximately 1,200 sq ft of accommodation complete with two private parking spaces and a good sized walled courtyard garden, this property would make an ideal family home, weekend getaway or holiday let.

### ENTRANCE HALL

A very light and welcoming entrance hall with a large window on the front elevation.

Stairs to the first floor and doors to the kitchen and lounge.

### KITCHEN

9' 7" x 7' 4" (2.92m x 2.24m)

A range of floor and wall cupboards are complimented by a cream work surface. With a fitted electric oven, gas hob and an overhead extractor, there is also space for a washing machine, a fridge freezer and a small breakfast table.

### LOUNGE

16' 2" x 8' 9" (4.93m x 2.67m)

A good sized lounge spanning the width of the property. The fully glazed French Doors that lead to the conservatory allow plenty of natural light into the room whilst giving a pleasant view through to the garden.

### CONSERVATORY

10' 4" x 10' 4" (3.15m x 3.15m)

Timber conservatory with half glazed walls and fully glazed French Doors. Currently used as a dining room, the conservatory could be used as a family room/second lounge.

### BEDROOM TWO

12' 11" x 11' 10" (3.94m x 3.61m)

A very large double bedroom currently being used as a sitting room has more than enough room for a full bedroom suite.

### BEDROOM THREE

9' 8" x 9' 10" (2.95m x 3m)

A good sized double room with views from the front of the property towards the water.

### BEDROOM FOUR

9' 8" x 7' 9" (2.95m x 2.36m)

A single bedroom with enough space for a wardrobe, chest of drawers and a bedside cabinet. A large window overlooking the garden allows natural light to flood in.

### BATHROOM

9' 6" x 5' 9" (2.9m x 1.75m)

A good sized family bathroom that offers a white bathroom suite with a shower over the bath. The bath/shower area is fully tiled with the remainder of the room being half tiled, with dark oak flooring.

### BEDROOM ONE

12' 4" x 11' 4" (3.76m x 3.45m)

Occupying the whole of the second floor is the Master Bedroom with adjacent Shower Room and a fitted wardrobe within the landing area. A beautiful double bedroom with gable ceilings showing the original exposed beams. Eaves storage. A large velux window gives views to the rear of the property across to St. James Church.

### SHOWER ROOM

5' 2" x 7' 10" (1.57m x 2.39m)

A shower room that is full of character. A high gabled ceiling with exposed beams and a storage/shelf area built into the adjoining gable remind you that this is no ordinary property. A large quadrant shower coupled with a period design wc and basin with dark oak flooring give this room a classic feel.

### LOFT SPACE

23' 5" x 3' 0" (7.14m x 0.91m) Approx.

A large L shaped loft space that is easily accessible from the second staircase offers a great storage area as well as housing the combination boiler.

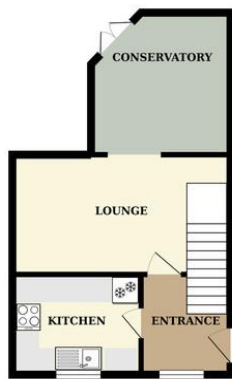
### TENURE

Freehold





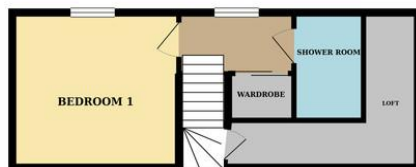
GROUND FLOOR



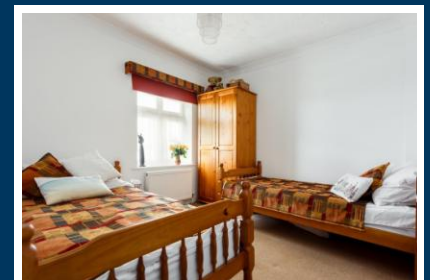
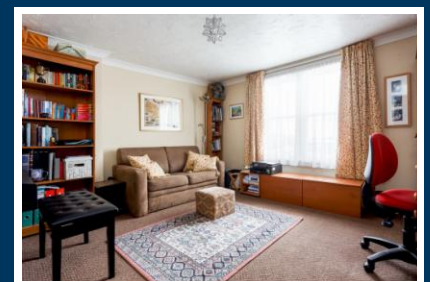
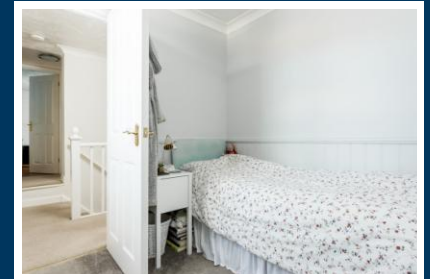
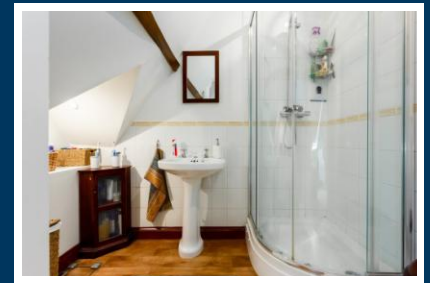
1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Grade II Listed Property – no EPC required

Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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