

The Old Post Office

22 Lilliput Road, Lilliput
Poole, Dorset
BH14 8JZ



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Price Guide £1,150,000

The Old Post Office, Lilliput Road - a unique and stylish character detached house dating back to 1890 which has been refurbished and modernised to a high standard.

ACCOMMODATION

Charming detached house

Originally The Old Post Office

4 double bedrooms

One bedroom annexe

Lilliput School catchment area

Just under 2,500 sq ft of accommodation





The ground floor accommodation in the main house consists of a lounge/snug to the front aspect of the property, downstairs cloakroom and a large open plan style lounge/dining/kitchen area to the rear including a separate utility room. The kitchen has integrated appliances with ample cupboards including an island.

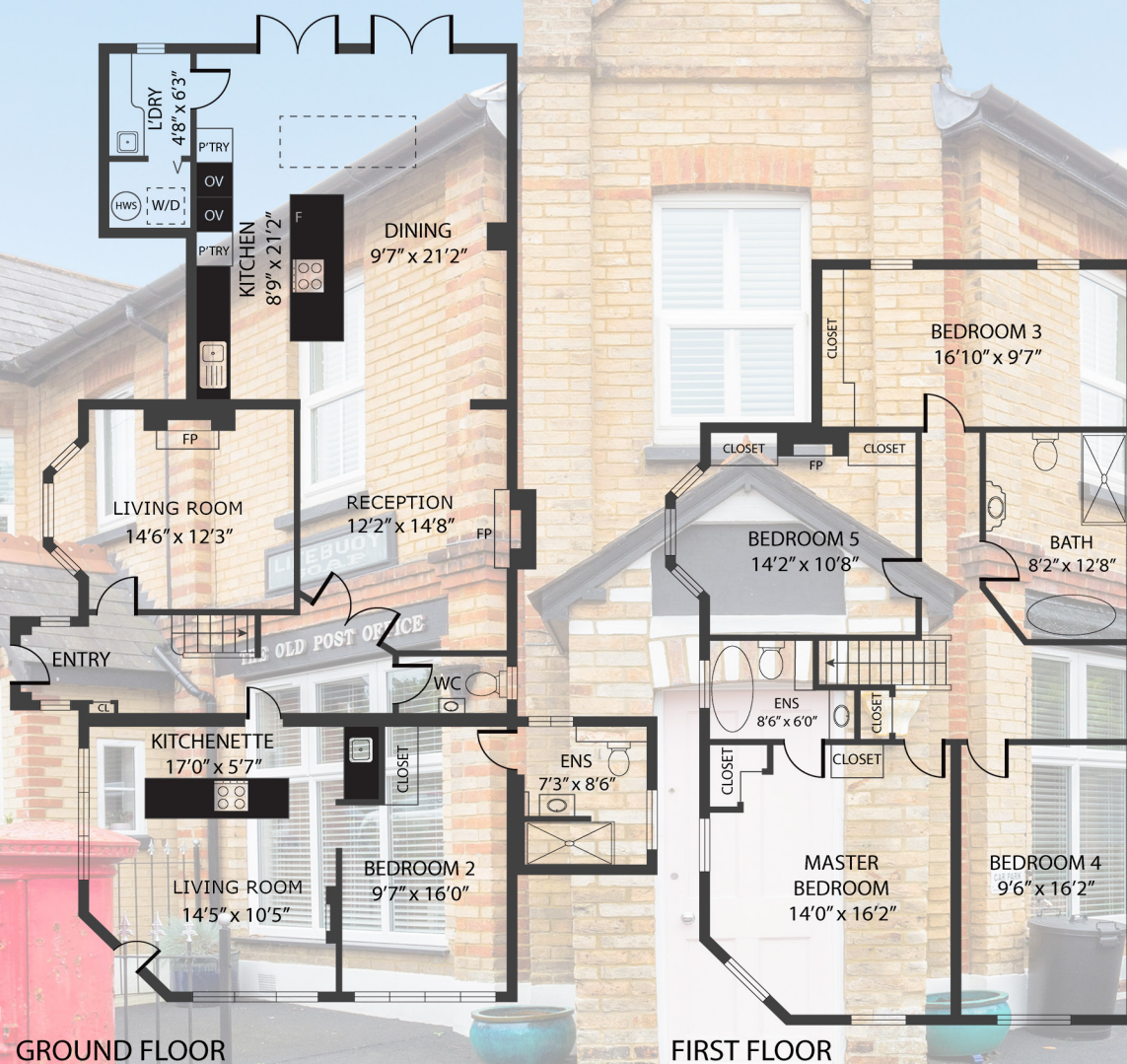
Doors from the open plan living area give access to the landscaped rear garden which is walled with railings around and fenced with a large sunny patio and grassed area. This also gives access to a good-sized storage area to the side of the property.

Stairs from the hallway give access to the first-floor landing which in turn gives access to four double bedrooms three with fitted wardrobes. The master bedroom has an en-suite and there is also a good sized family bathroom on this floor.

The self-contained one bedroom annexe benefits from its own entrance leading into the open plan lounge/ kitchen area. This would be ideal for an elderly relative or au pair, the current owners are running this a a successful Airbnb. There is also a lockable door through to the main house.

Externally the property has a side driveway with parking for approximately three cars along with a small garage, and the front garden is low maintenance.

Lilliput village is a short stroll away with a variety of local amenities.



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 TOTAL APPROX. FLOOR AREA 2,497 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

GROUND FLOOR : 1,433 SQ.FT
 FIRST FLOOR : 1,064 SQ.FT
 TOTAL AREA : 2,497 SQ.FT

Lloyds Property Group

PROPERTY NAME

22 Lilliput Road

LOCATION

Lilliput BH14 8JZ

Ground Floor = 1433 sq ft

First Floor+ 1064 sq ft

Approx Total Area = 2497 sq ft

VIEWING ARRANGEMENTS

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Illustration for identification purposes only, measurements are approximate, not to scale