

12 Lilliput Road

Lilliput
Poole, Dorset
BH14 8JZ



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Price guide £1,250,000

Presenting a rare opportunity to acquire a versatile family home with substantial income potential. This immaculate detached character residence features a thoughtfully designed annex, suitable for guest accommodation, multi-generational family living, or additional rental income (currently generating an average yearly income of £28k). The accommodation is impeccably presented throughout, offering a luxurious and well-appointed family home extending to approximately 2,580 sq. ft.

Summary of Accommodation

Immaculate & versatile character family home in the heart of Lilliput

5 well-appointed bedrooms / 4 bath/shower rooms

Outstanding annex producing an average 28k annual income through Airbnb

3 good sized reception rooms

Solar water tubes providing free hot water

Substantial timber summer house with power supply

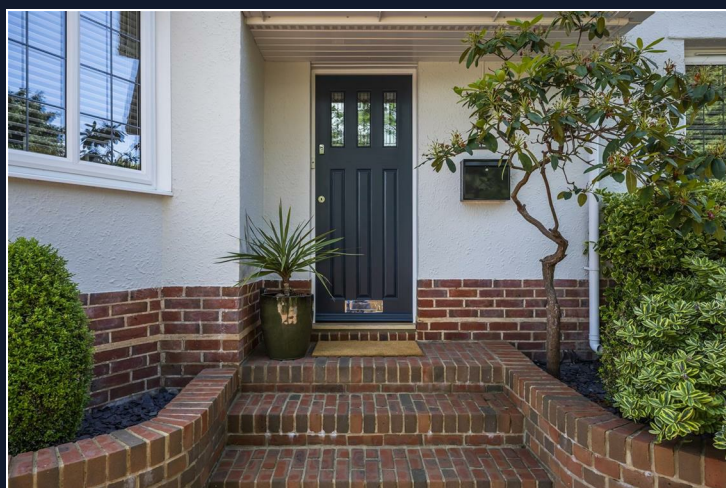
Driveway for up to 4 vehicles / Generous integral double garage

Manicured rear garden with versatile outdoor dining space

Within Lilliput & Baden Powell schools' catchment area

17 Solar panels generating an average annual FIT income of £1300 and reducing the combined electricity and gas bill to £150 per month





On entering the home, you are met with a large hallway having exposed floor timbers and oak doors throughout, the entrance hall contains two storage cloakrooms and the downstairs washroom.

The master lounge has a large bay window and a log burning stove with slate fireplace giving a traditional feel and decorated in a coastal style.

The rear lounge/family room is currently being used as a double home office by the owners but could be used as a second lounge or even opened up with the main lounge. It has sliding doors which lead onto a rear decking area and also has the interconnecting door for access to the annexe.

The kitchen & dining room enjoys a triple aspect with sliding doors leading out into the landscaped gardens. Having a comprehensive range of traditional styled fitted units which also includes a Range Master gas & electric oven/hob.

Stairs lead up from the entrance hall to the first-floor landing with a built-in airing cupboard housing the main house's hot water system and access to the loft space.

There are 4 double bedrooms on this level with the master having an ensuite shower room, 3 bedrooms having harbour glimpses and are all decorated in a coastal theme. The luxurious family bathroom offers a traditional style with a freestanding roll top bath and separate walk-in shower.

Externally the home has landscaped gardens front and rear with the rear facing south and incorporating a mixture of lawned areas, patio and decking, creating a relaxed and manicured entertaining space. There is also an external utility containing washing and drying machines and large timber summer house with a power supply which could be turned into a separate home office if required.

The Annex: (The Coast House)

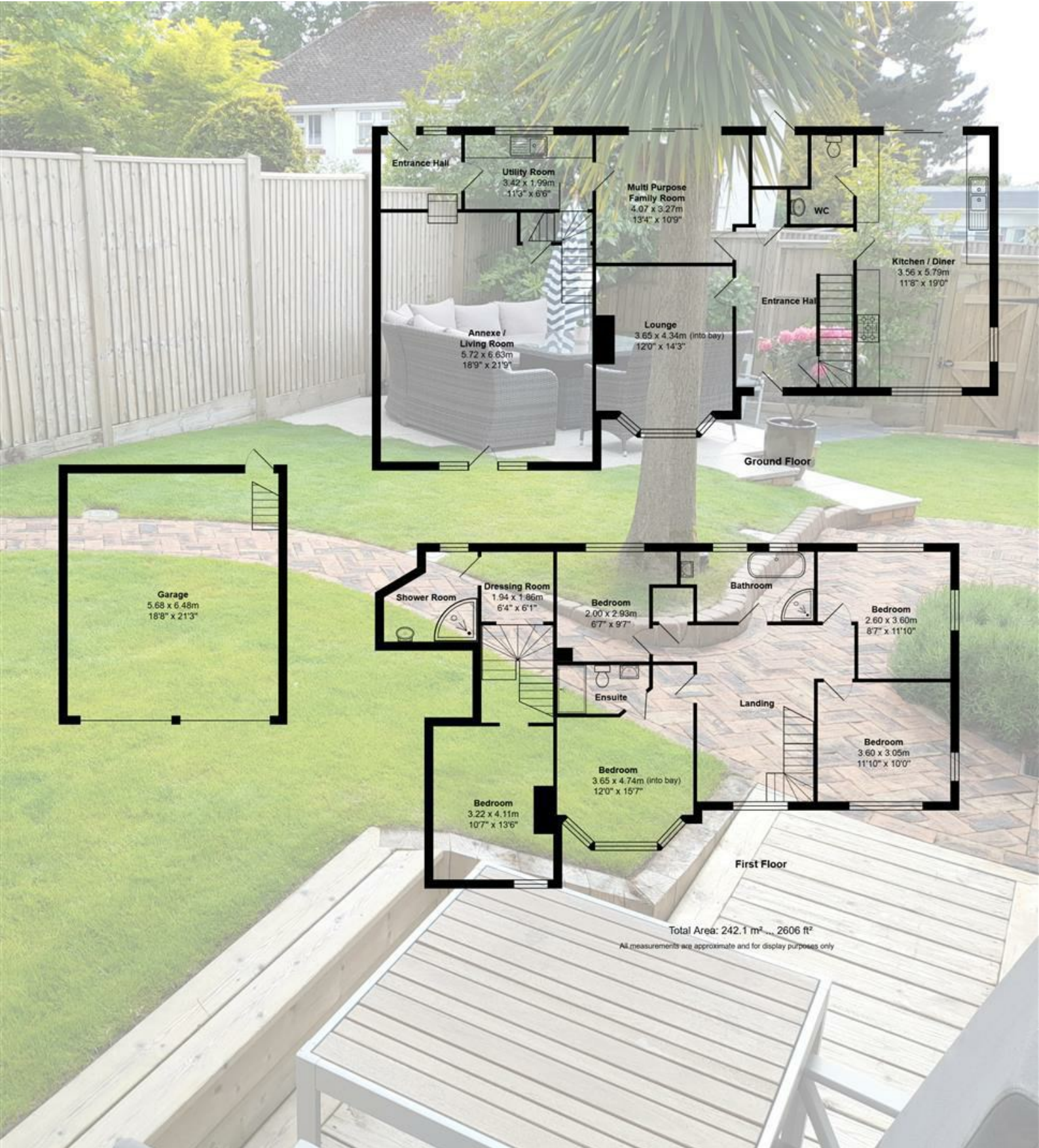
This section of the property has been meticulously designed to create an impressive self-contained living space, offering versatile accommodation. It boasts over 500 5-star guest reviews on Airbnb and has generated an annual income of £28k for the current owners over the past seven years. This area can either be rented out for additional family income or seamlessly integrated into the main house.

The first level features an entrance hallway and a fully fitted kitchen, which can serve as a well-equipped utility room for the main house. It includes an interconnecting door to the main house and garage, allowing new owners to utilize the entire property. Steps from the reception hall lead up to a spacious main living and dining area, complete with exposed floor timbers, fitted cupboards, and a Juliette balcony.

Further steps rise to the first-floor landing with dressing area giving access to a modern shower room with a further stairway leads to a top floor mezzanine double bedroom which completes this deceptively spacious accommodation. The annex also benefits from its own private south facing courtyard garden, ideal for alfresco dining.

Lilliput

Nestled on the charming Lilliput Road, this delightful house offers a perfect blend of comfort and style providing suburban living while remaining close to local village amenities and the stunning Sandbanks coastline. The surrounding area offers a variety of parks, shops, making it an excellent choice for families and professionals alike. The house is positioned perfectly for the highly desirable Lilliput C of E Infant School (4-7 year olds) and then Baden Powell & St Peters C of E school (7 -11 year olds).



Lloyds Property Group

PROPERTY NAME

12 Lilliput Road

LOCATION

BH14 8JZ

TOTAL FLOOR AREA

2580.00 sq ft

COUNCIL TAX

Band F BCP (Poole)

VIEWING ARRANGEMENTS

Telephone: +44 (0) 1202 708044

Email: enquiries@lloydspropertygroup.com

Ref: 3602

Monday - Friday 09:00 - 18:00

Saturday 09:00 - 16:00

Sunday By appointment only

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