

13 Elms Avenue
Lilliput
Poole • Dorset • BH14 8EE



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PROPERTY GROUP

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Poole, Dorset BH14 8EE

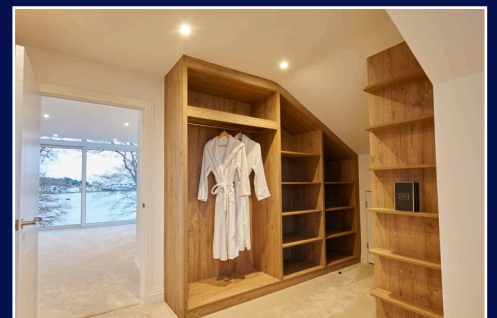
Price on Application

A rare opportunity to purchase this fabulous waterfront home which sits on an enviable plot on the waters edge of the Blue Lagoon, a tranquil corner of Poole Harbour with breathtaking views out over the harbour towards the world famous Sandbanks Peninsula.

Elms Avenue is especially sought after as it is one of the few roads in the area where a generous rear garden can be found in combination with the direct water access.

Other than the stunning New England style façade and coastal charm, the property's other main attraction is the spectacular shoreline view.

An interesting fact is that residents of Elms Avenue have automatic rights (subject to application) for Social Membership to the highly acclaimed Parkstone Yacht Club which is situated at the end of the road.





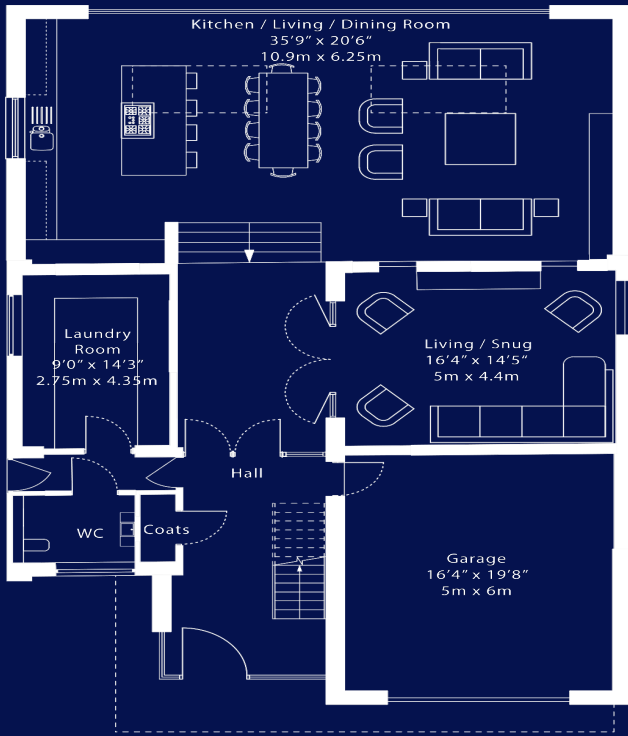
The beautifully landscaped garden is approximately 80 ft long and enjoys a south easterly aspect. Previously benefiting from the use of a private jetty, the incoming purchaser can apply to Poole Harbour commissioners for reinstatement.

Designed by highly acclaimed and award winning David James architects the property has recently undergone a major remodelling programme by the current owners from top to bottom, inside and out. The end result has culminated in a fantastic home with thoughtfully designed high end luxurious finishes throughout.

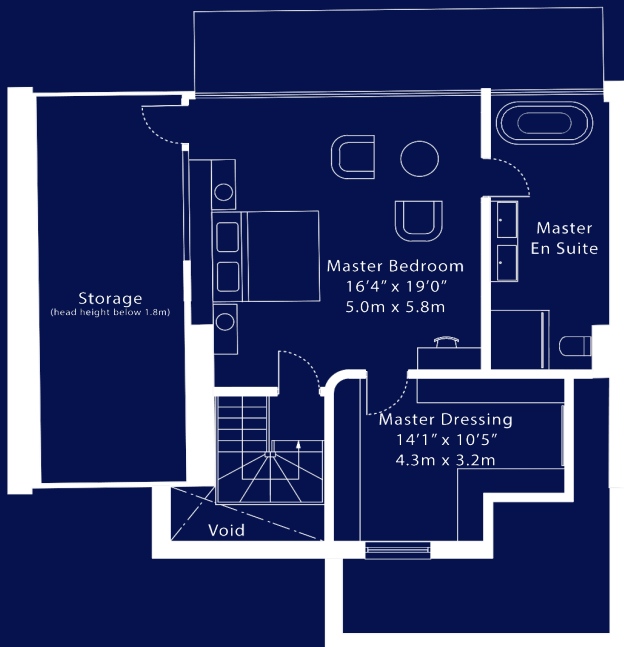
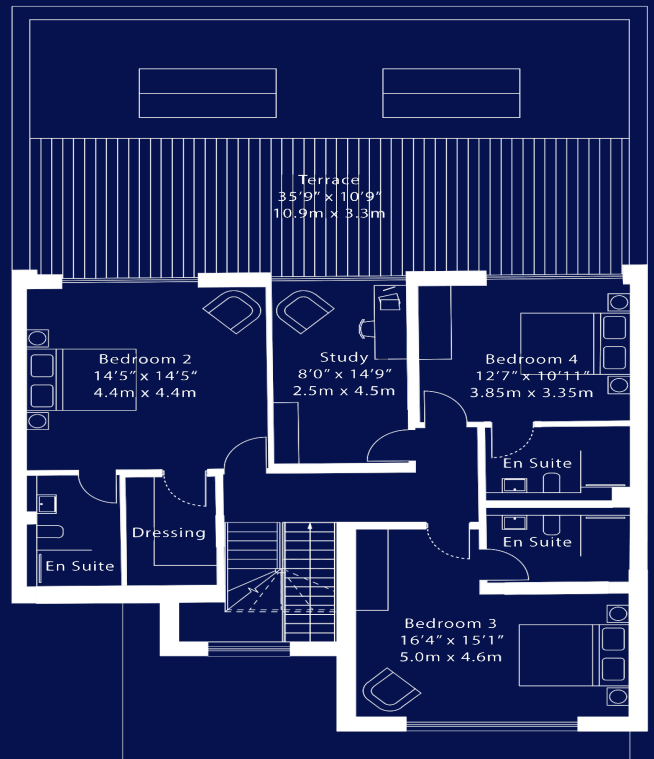
The sleek interior flows from the moment you walk through the front door and a few steps lead down to the wonderful Neptune fitted kitchen/breakfast/family room which opens to the very generous sun deck. There is a separate reception room, which could be used as a cosy snug or a more formal living room with feature fire. Also on the ground floor is the laundry room, a guest cloakroom and a large integral garage.

Upstairs on the first floor there is a good sized study with access to a decked balcony as well as three double bedrooms, two of which have access onto the balcony and all boast bespoke fitted bedroom furniture by Custom Made and their very own luxurious en-suite bath/shower rooms with sanitary ware from The Big Bath Company.

The second floor is designated to the wonderful master bedroom suite with superb walk in dressing room and stylish en-suite bathroom.



Ground Floor



Approximate Gross Internal Area (including storage)
3939 sq ft / 365 sq m

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

REF: 3253

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