



MULBERRY HOUSE & LITTLE BERRY

3 LAWRENCE DRIVE, CANFORD CLIFFS, POOLE, DORSET, BH13 7EN



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Canford Cliffs 0.5 miles | Sandbanks beach 1.2 miles | Bournemouth Town Centre 4 miles
Bournemouth Airport 11.7 miles | London 110 miles (trains to London Waterloo from 1hr 52mins)

“Elegant Coastal Estate”



The Property

MULBERRY HOUSE

Grand reception hall • Bar lounge • Formal sitting room
Stunning open-plan kitchen/dining/day room

Snug • Breakfast room • Pantry • Formal dining room
Walk-in coat room • Utility • Cloakroom

Primary bedroom suite with balcony & private sun terrace • Three additional bedroom suites

Top floor gymnasium/dance studio • Walk-in Wardrobe
Guest suite with sun balcony

OUTSIDE

Professionally landscaped gardens front and rear
Expansive sun terraces • Heated outdoor swimming pool

POOL HOUSE

Living/kitchen area • WC • Shower & changing room • Storage

GARAGE BLOCK

Detached triple garage with self-contained one-bedroom apartment above

LITTLE BERRY

Entrance hall • Living room • Kitchen • Utility
Cloakroom • 2 Bedrooms • Family bathroom



Introduction

Mulberry House is a magnificent and imposing coastal estate, offering an extremely rare opportunity to acquire one of the most admired private residences along the South Coast. This exceptional home is located at the end of one of Canford Cliffs' most exclusive cul-de-sacs, occupying a prime position that backs directly onto the prestigious Parkstone Golf Course. This elevated location not only ensures the best possible privacy and tranquillity but also provides glimpses of the glistening waters of Poole Harbour in the distance.

This grand residence is accompanied by Little Berry, a charming detached gate house situated at the entrance to the estate. Together, these two properties create a truly remarkable private retreat, combining architectural excellence, high-end luxury, and a sense of timeless refinement rarely seen on the market today.

A testament to traditional craftsmanship and contemporary comfort, Mulberry House is an architectural triumph, a Regency-style mansion

of exquisite proportions, designed with absolute attention to detail and built to an exacting standard. The property measures approximately 14,759 sq ft (excluding the gate house) and offers beautifully arranged accommodation over three spacious floors, combining exceptional interior design with state-of-the-art technology and luxurious materials throughout.

Every detail of this home has been meticulously considered, from the handcrafted joinery and natural stone finishes to the integration of intelligent lighting, home automation and high-end security systems. The result is a residence of uncompromising quality, presence, and enduring elegance, a truly timeless home that will continue to impress for generations.

Whether you are seeking a sophisticated full-time residence or an idyllic coastal retreat, the Mulberry House estate offers a truly rare blend of scale, privacy, quality and setting, a once-in-a-generation opportunity to acquire one of the South Coast's most exclusive private homes.





Accommodation

GROUND FLOOR

The house is approached via double oversized doors leading into a grand entrance hall, an impressive central space defined by a sweeping Purbeck stone staircase and a striking contemporary chandelier suspended from the galleried landing above. The hallway sets the tone for the property with its engineered oak strip flooring and sense of flow, elegance and symmetry.

The principal reception spaces are positioned to the south and west, maximising sunlight and garden views. These include a formal dual-aspect sitting room, a luxurious bar lounge and an open-plan day room for relaxed family living. A separate formal dining room, ideal for entertaining on a grand scale, opens directly off the hallway or the kitchen.

At the heart of the home lies the spectacular kitchen and informal dining area, a showpiece space designed by Hayburn & Co and finished to a flawless standard. Featuring bespoke cabinetry, curved joinery, quartz stone worktops,

a walk-in pantry, and a striking circular breakfast area, this room is both beautiful and highly functional. The kitchen island includes integrated dining for up to 12 guests and there is a relaxed snug area overlooking the terrace and garden.

Also on this floor is a spacious utility room, a walk-in coat room and additional storage



Day Room



MULBERRY HOUSE

Dining Room



MULBERRY HOUSE

FIRST FLOOR:

The primary suite occupies a commanding position and benefits from glorious views across the estate towards Poole Harbour and Brownsea Island. This remarkable bedroom suite includes a private sun terrace and balcony, his and hers dressing rooms, and an opulent en suite with walk-in shower, freestanding bath, and STUV log-burning fireplace, a luxurious retreat in every season.

Three further bedroom suites are positioned across the first floor, each with their own unique character, luxurious en suites, and dressing areas or walk-in wardrobes. The main laundry room is also located on this level and features fitted cabinetry, quartz surfaces, Villeroy & Boch butler sink, and high-spec appliances.

SECOND FLOOR

The second floor is home to a versatile range of spaces including an oversized guest suite with private sun balcony and spectacular views, an entertainment and games room measuring over 40 feet in length, a fully fitted gymnasium/dance studio, and additional dressing/storage areas.





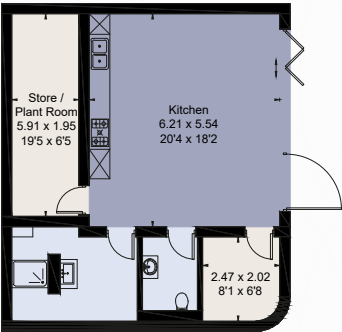
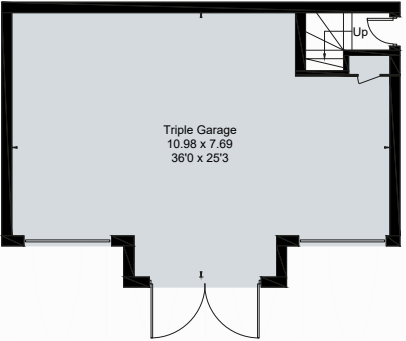
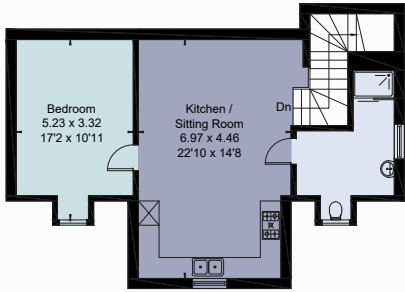
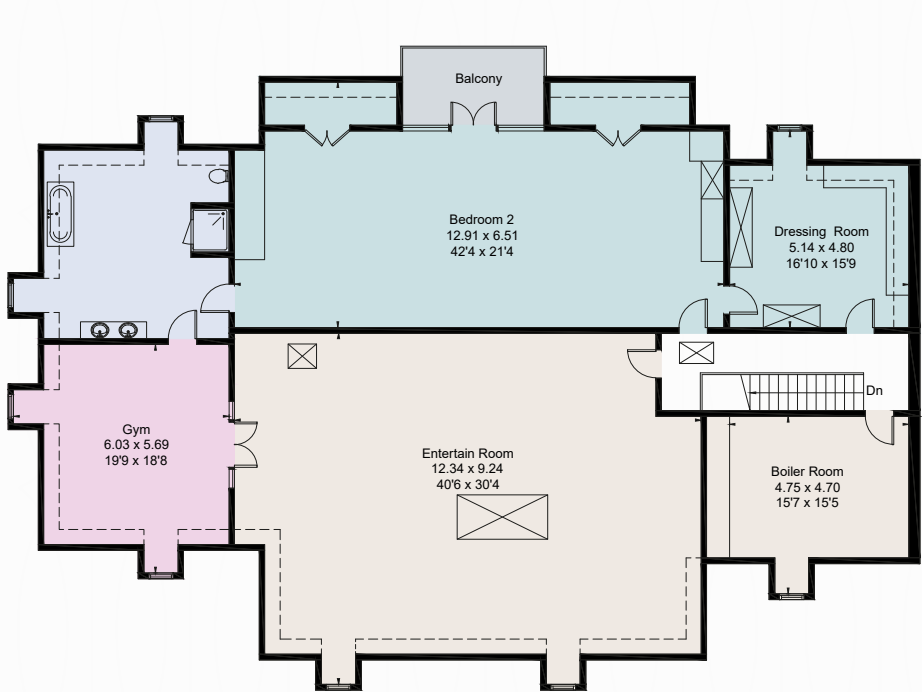
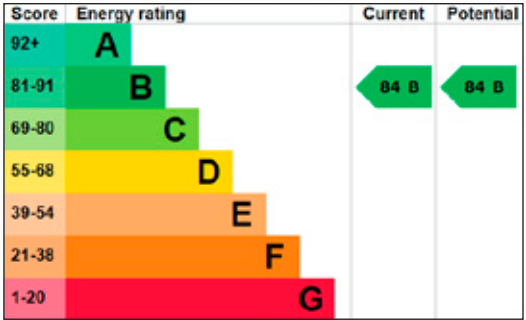
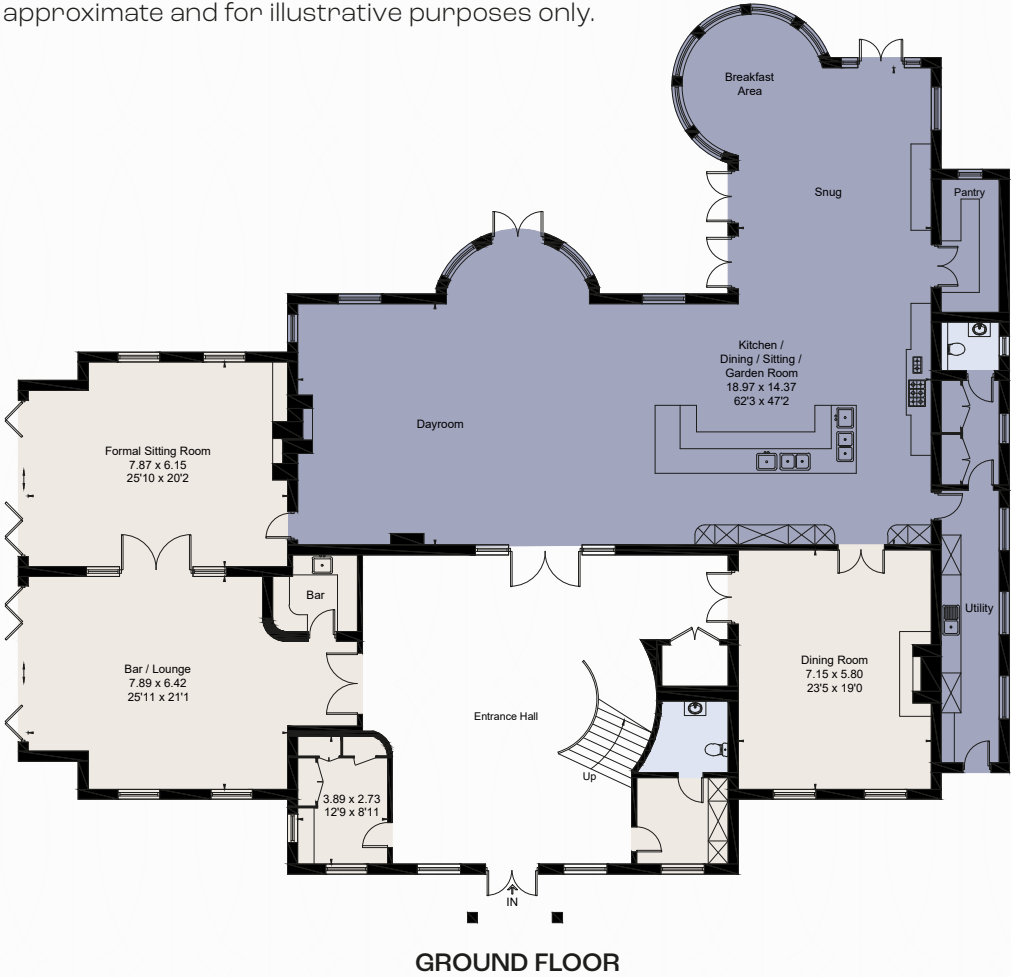
MAIN HOUSE = 1163.7 sq m / 12526 sq ft
(Excluding Void)

GARAGE = 72.4 SQ M / 779 SQ FT

OUTBUILDINGS = 135.1 sq m / 1454 sq ft

TOTAL = 1371.2 sq m / 14759 sq ft

All measurements, including the floor area, are approximate and for illustrative purposes only.



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The Grounds

The grounds of Mulberry House are as impressive as the property itself, immaculately landscaped and beautifully conceived to frame the house. A level, south-facing lawn is surrounded by mature trees, structured borders and box hedging, while the natural Bath stone terrace wraps around the house and is softly illuminated with inset lighting.

Wide central steps lead down to the lower garden level, where a heated outdoor swimming pool is tucked away in a sheltered suntrap. There is a fully fitted pool house, an exceptional entertaining area complete with kitchen, wet room, WC, and lounge space with bi-folding doors opening onto the terrace.



Pool House

The pool house is an extension of the home's luxury and attention to detail. It features a quartz-topped kitchen with fitted units, a Shaws sink with Quooker taps, integrated Hotpoint fridge/freezer, Siemens hob and oven. Bi-fold doors open to the terrace, creating a seamless indoor-outdoor experience.

Additional facilities include a changing room with walk-in wet room, separate WC and storage room, making this an ideal space for entertaining guests or relaxing by the pool.



Garage Block & Apartment

The estate also includes an attractive triple garage block with an architectural clock tower and wind dial featuring local wildlife motifs. Above the garages is a beautifully designed, self-contained one-bedroom apartment finished with Neptune fittings, luxurious shower room with Villeroy & Boch and Grohe fixtures, and gas-fired central heating with individual room controls – perfect for guests or staff accommodation.

Little Berry - Gate House

Little Berry is the original gate house to the estate, offering charming self-contained accommodation. It features two bedrooms, a reception room, kitchen, utility and cloakroom, all set within a beautifully enclosed walled garden, offering complete privacy and separation from the main house.



LITTLE BERRY - GATE HOUSE



GARAGE BLOCK & APARTMENT

Further Information

TENURE:
Freehold

FIXTURES & FITTINGS:
The vendor is open to selling the majority of furnishings by separate negotiation, although flexibility can be offered

LOCAL AUTHORITY:
Bournemouth, Christchurch and Poole (BOP)

VIEWINGS:
Strictly by appointment through Savills



