

PS



41 Pottery Road, Whitecliff - BH14 8RB

£699,950



# 41 Pottery Road

Whitecliff, Poole

This charming 2 bedroom bungalow sits on a large level plot and offers the potential to extend upwards (subject to planning permission), which would offer views across the harbour. Located in a popular road within a level walk of local shops and Less than 300m to Whitecliff Park, in addition to the main accommodation their is a garden annexe / yoga studio with its has own entrance, making it ideal office or gym.

- Potential to develop into a 2-storey house (STPP) which could offer views across Poole Harbour
- Character well-maintained 2-3 bedroom cottage with Annexe
- Open-plan kitchen / living room
- Outdoor studio/ office with en-suite - could be let out to generate income
- Good school catchments - Lilliput, Baden Powell & Poole High
- Large level private garden
- Garden shed escape in addition to the Annexe
- No forward chain
- Freehold
- Council tax band D: £2147.75 pa



An inviting entrance and covered veranda greet you as you approach this charming chalet / cottage. The entrance hall leads to the large open-plan living / kitchen space that enjoys a delightful double aspect with double doors leading to the rear garden. The kitchen opens into the living space with a lovely wood burner; a door leads to the utility room and second entrance. A family bathroom is shared between the main and second bedroom. The main bedroom also has direct access onto the rear garden. Stairs lead to the first floor loft area, which is currently used as a 3rd bedroom with en-suite shower room and generous eaves storage accessed via a steep staircase.

Outside, there is a covered outdoor dining area with teak decking that leads to a sunny garden with water feature and vegetable patch. At the rear of the garden is a further outbuilding which is fully insulated and benefits from power and light - currently used as a "Man Cave".

There is also self-contained yoga studio / Air BnB which offers its own en-suite shower room and log burner. To the side of the house, is a covered outdoor kitchen and pizza oven with private seating area, providing secure access to the front garden. The studio is currently rented out on Air B&B at high season for £95per night.

Located in a popular location less than 300m from Whitecliff Park and Poole Harbour. The local shops at Whitecliff offer a convenience store, butchers, coffee shop, surf shop, beauticians and hardware store, whilst an array of restaurants, bars and pubs can be found within 250m at Ashley Cross. The property falls within Lilliput & Baden Powell School catchments. The local train station at Parkstone offers a direct line into London Waterloo in approx. 2 hours. NB: It should be noted that the 3rd bedroom on the top floor does not currently comply with building regulations.



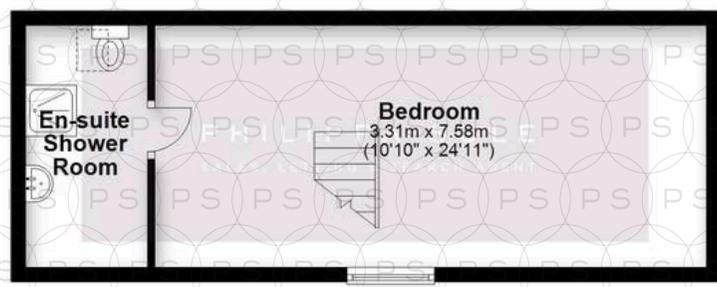
### Ground Floor

Approx. 95.7 sq. metres (1029.9 sq. feet)



### First Floor

Approx. 31.4 sq. metres (337.6 sq. feet)





## Philippa Sole Ltd

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