

PS



Blenheim House, 31 Church Street, Poole - BH15 1JP

Guide Price £540,000

PS



Blenheim House

31 Church Street, Old Town Poole

Tucked within a quiet historic street in Poole's Old Town, this mid 18th century Grade II listed Georgian end-of-terrace townhouse offers elegant four bedroom accommodation arranged across three floors, just 200 metres from vibrant Poole Quay. Rich in period character and well presented throughout, the house combines its original architectural charm with bright, balanced interiors created by large Georgian-style windows that draw natural light through the principal rooms and frame views of surrounding historic buildings.

*Photographs taken 9.30am in Spring

- Grade II listed mid-C18 Georgian end of terrace townhouse
- Floor Area 2,360 sq.ft
- Four bedrooms, two bathrooms
- Approximately 200m to Poole Quay
- Living room with feature bay window and interconnecting dining room
- Farmhouse-style shaker kitchen with wooden worktops
- Conservatory / garden room extension
- Large landing used as an additional snug area
- Sizeable basement with power and lighting
- South-facing walled courtyard garden with pergola and water feature
- Garage in nearby block (56-year lease)
- Resident parking permit available
- Council Tax: Band E £2,756.03
- EPC Rating E
- Freehold



The living room is particularly striking, centred around a fabulous feature bay window. Double doors connect through to the dining room, creating an easy transition between spaces for everyday living or entertaining. To the rear, the farmhouse-style shaker kitchen is fitted with warm wooden worktops and provides space for a breakfast table and chairs, giving it a relaxed and sociable feel. Doors lead into a conservatory-style garden room onto the courtyard garden, forming a pleasant connection between the house and outside space. Steps from the kitchen descend to a substantial basement, previously used as a workshop and now valuable storage space with power and lighting already in place.

Bedroom accommodation is arranged across the upper two floors. The principal bedroom enjoys a dual-aspect outlook together with fitted wardrobes. Further bedrooms are arranged across the upper levels, offering flexibility for family, guests or home working.

OUTSIDE: Outside, the property enjoys a south-facing courtyard garden, which is surprisingly generous for Poole's Old Town. The walled garden offers a good degree of privacy and sunlight, with flagstone-style paving, attractive planting, a water feature and pergola. A side gate provides convenient access. A garage is located within a nearby block, approx. 100 metres away, and is held on a 56-year lease. Residents' parking permits are available for additional parking in the local area.

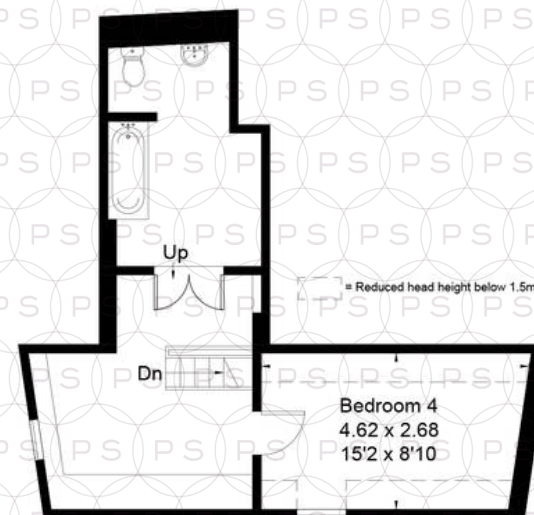
LOCATION: Church Street is a peaceful backwater in the heart of historic Old Town Poole, moments from St James' Church and surrounded by notable period homes. The hustle and bustle of Poole Quay with its array of restaurants, bars and waterfront activity, is just around the corner. Popular Hotel du Vin is on the doorstep, and Poole High Street is within easy walking distance. Adding to the property's intrigue, local folklore suggests a hidden staircase once connected the cellar to the Fleur-de-Lys pub in Cranborne via a network of Isaac Gulliver's' free trade' smuggling tunnels. The chamber is now sealed beneath a concrete slab, securing the story deep within the home's enduring appeal and role within Poole's Old Town mysteries.



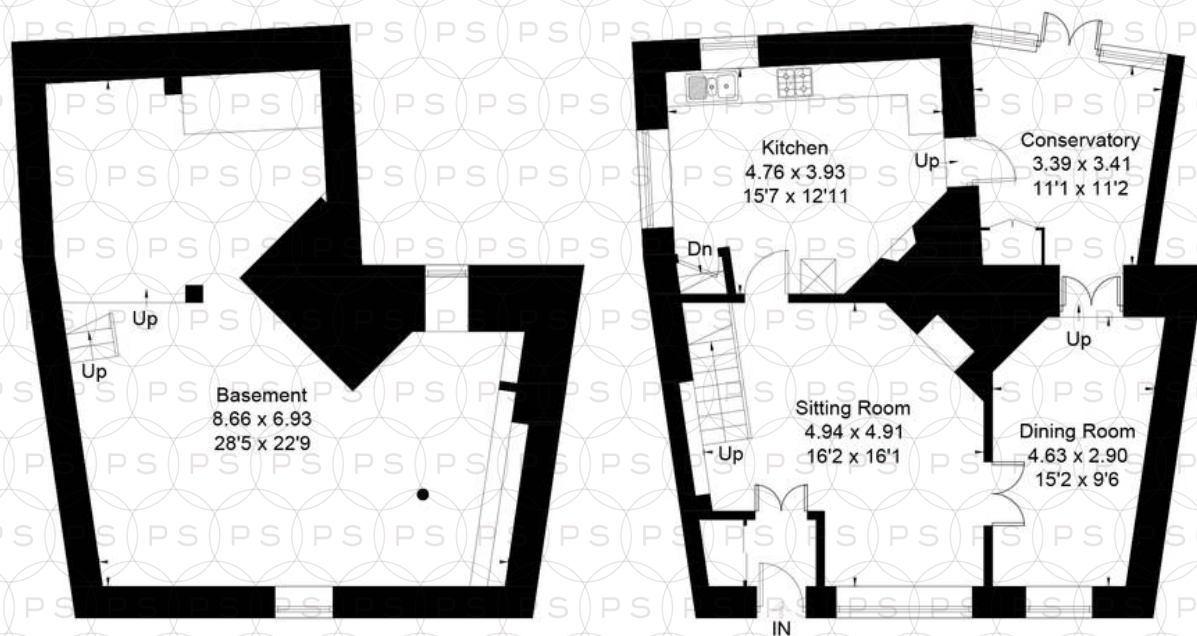
Approximate Floor Area = 164.3 sq m / 1768 sq ft

Basement = 55 sq m / 592 sq ft

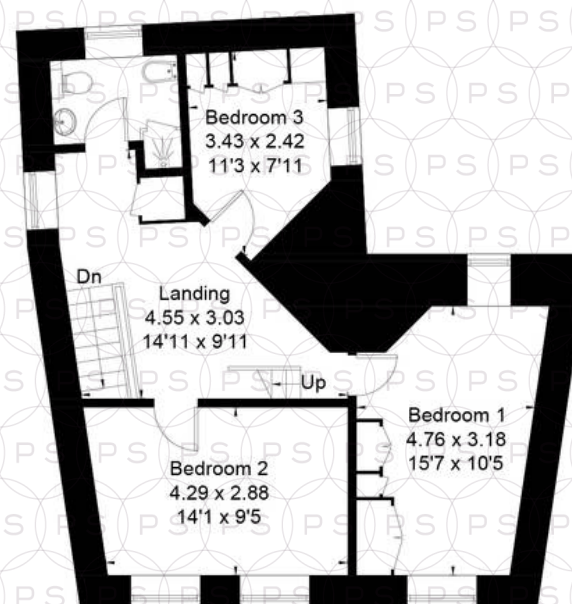
Total = 219.3 sq m / 2360 sq ft



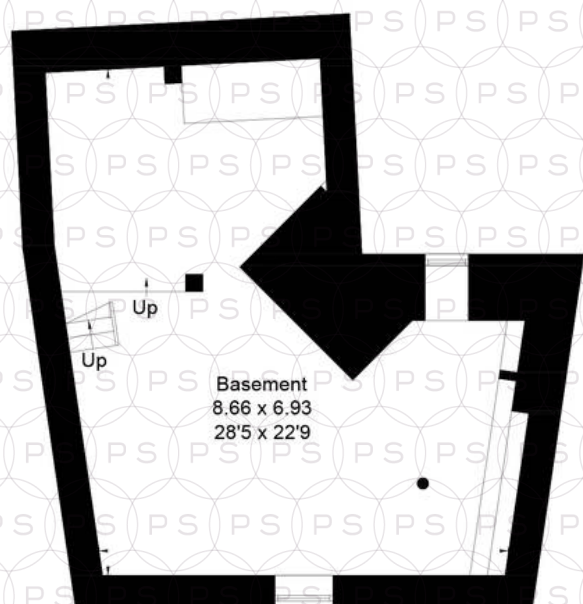
Second Floor



Ground Floor



First Floor



Lower Ground Floor





Philippa Sole Ltd

Philippa Sole 3A Springfield Road, Ashley Cross - BH14 0LG

01202 747999 • enquiries@philippasole.co.uk • www.philippasole.co.uk

All statements in these particulars are made without responsibility on the part of Philippa Sole Ltd or the vendor. Neither Philippa Sole Ltd nor anyone in its employment or acting on its behalf has the authority to make any representation or warranty in relation to this property, detailed survey or tested services and fittings. Room sizes are approximate.