01202 683444
Orchard Plaza, 41 High Street
Poole, Dorset, BH15 1EG
www.quayliving.co.uk

Quay LIVING







Tuckers Lane, Poole

Dorset, BH15 4BT

£335,000 Freehold



- **Stunning Victorian Schoolhouse Conversion**
- **Two Double Bedrooms**
- **Separate Sitting Room**
- **THREE Off-road Parking Spaces**
- **Bags of Lady Wimborne Character!**
- **Kitchen/Diner**
- **Sunny, Private Garden**
- **EPC**

This charming, historic cottage was first constructed in 1869 as part of the Hamworthy First School. Created in the favoured Lady Wimborne architectural style so popular locally, the former school was carefully converted in 2014 to create four characterful private homes, of which this semi-detached property is the best located.

Offering bright, spacious accommodation with two double-bedrooms with vaulted ceilings, great storage and separate sitting room and kitchen/diner, this cottage has the added benefit of a sunny rear garden and off-road parking for three vehicles. Perfect for downsizers with convenient local shops, Hamworthy Park and its delightful beach all being within walking distance. Early viewing is recommended. Vendor has found their next home.





Entrance Hall
An L-shaped hallway accessed through a solid, cottage-style front door. Three windows overlooking the rear garden create a bright and inviting space. Two cupboards provide generous full-height storage, one housing the Worcester gas central heating boiler. Additionally there is a useful understairs cupboard. A further door gives access to the ground floor cloakroom. Radiator, pendant lighting.

Cloakroom
With push-button low-level WC, wash hand basin with chrome mixer tap and tiled splashback and slate-coloured floor covering. Obscure-glazed side-hinged window to side elevation, radiator.

Sitting Room
A bright but cool reception room with multiple west-facing windows and dual pendant lights. Radiator, TV & Satellite points. Door to kitchen.

Kitchen Diner
Kitchen with double windows to front elevation, recessed ceiling spotlighting, heat detector. Range of white, high-gloss flat-faced base cupboard and wall units with contrasting grey work surfaces. Gas hob with stainless steel splashback and extraction, electric oven beneath. Stainless steel 1.5 basin sink and drainer with chrome mixer tap. Grey floor tiling. Space for washer/dryer, fridge freezer. Dining area with glazed double doors opening to the rear garden, radiator, pendant light.

Bedroom One
An attractive double-bedroom with full-height ceiling to eaves and tilting rooflights. Fitted radiator.

Bedroom Two
A second double bedroom with rear-facing rooflight, radiator, feature pendant light fitting, TV, satellite and phone sockets.

Bathroom
Attractively-appointed house bathroom with white three-piece suite, shower over bath with chrome riser rail and glazed shower screen. High-gloss, white ceramic wall tiling. Wash hand basin with chrome mixer tap and vanity mirror, push-button low-level WC, slate-coloured flooring, heated chrome ladder towel rail. Opening rooflight.

First-Floor Landing
Stairs turn and rise to a spacious landing with ceiling to eaves and full height double-cupboards.

Outside
To the front of the property is raised hedging. To the side is a generous private, off-road parking area for two cars. The rear garden comprised a patio nearest the double doors, opening onto a lawned area beyond with a cultivated border to one side and a pathway adjacent to the house. Beyond is a timber-built garden shed and an area for discrete bin storage. Alternatively, this area could be incorporated into a deeper car parking space offering the potential to house a substantial motorhome. At the rear, there is a pedestrian gate to a rear communal parking area where one further space is conveyed with the property.

Material Information
The property is FREEHOLD

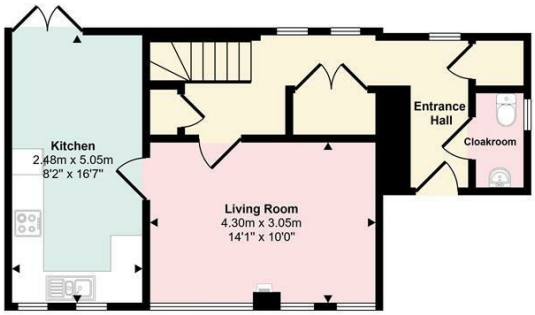
Council Tax Band D - £2,400pa (2026-27)
There is a modest annual charge for maintaining the rear communal parking area - enquire with agent.

Broadband availability 8Mbps Std 80 Superfast 1,800 Ultrafast. Virgin & Openreach both operate locally.
Phone Signal - Vodafone 85% 3 84% EE 82% O2 74%

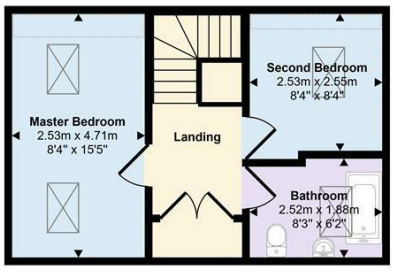




Approx Gross Internal Area
76 sq m / 817 sq ft



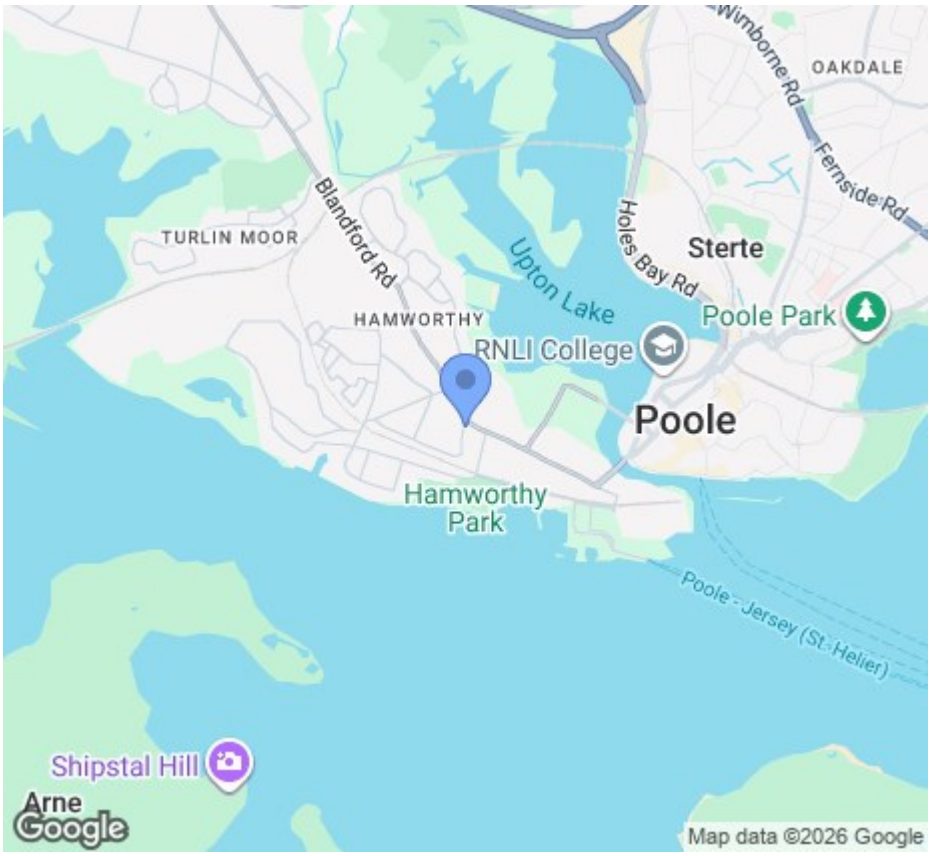
Ground Floor
Approx 43 sq m / 464 sq ft



First Floor
Approx 33 sq m / 353 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

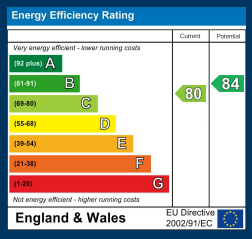












Agent Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All representations including descriptions, dimensions and photos are given, in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves as to their correctness. Appliances and central heating systems have not been checked by Quay Living or their employees and we recommend that purchasers instruct a qualified person to check all appliances / service before legal commitment.

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