

Richmond Road, Lower Parkstone, BH14



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ESTATE AGENTS

# What it's got.

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Originally built in the 1890s as a stable and thoughtfully converted in 2008, this beautifully renovated three-bedroom detached home blends character with modern living and offers bright, versatile accommodation arranged over two floors.

The ground floor opens into a bright, modern kitchen featuring floor-to-ceiling windows flooding the space with natural light and creating a stylish yet practical cooking environment. With sleek integrated appliances, including a water softener.

Also on the ground floor is a well-proportioned bedroom alongside a contemporary main bathroom, offering flexible living ideal for guests, multi-generational living, or home working.

To the rear of the property lies the heart of the home: a spacious open-plan lounge and dining area, complete with a log burner providing warmth and comfort during the cooler months. Patio doors lead directly from the lounge onto the sunny courtyard garden, creating an excellent indoor-outdoor flow.

Upstairs, the property offers two generous double bedrooms. The master bedroom benefits from a built-in storage room/wardrobe and a modern en-suite, while extensive eaves storage throughout the upper floor provides excellent additional space.

Externally, the sunny courtyard garden includes a large storage shed, ideal for bikes, tools, or outdoor equipment. A private driveway provides off-street parking for two cars.

Recently renovated throughout, this unique home combines historic charm, contemporary finishes, and exceptional storage, all set in a convenient and desirable location.





## What the owner says.

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“This is a truly unique home. Originally built in 1890s as a stable and converted in 2008 to a home we’ve been lucky enough to live in for the past 13 years. Over that time, it has grown and evolved with us - from a place where we could easily stroll down to Ashley Cross for dinner and drinks, to a flexible home that worked perfectly as an Airbnb while we were away, and later as a welcoming family home where we raised our children. We haven’t come across another property locally quite like it; it has a character and individuality that’s hard to replicate. The light throughout the house is beautiful, and there’s an immediate sense of warmth and welcome that has always made it feel special to us.”

## Where it is.

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This is a popular road amongst families due to its close proximity to the local schools, amenities and park. You can walk to all and even have a Waitrose on your doorstep. There are regular bus routes to/from Poole and Bournemouth and Parkstone train station is not far away with direct routes to Waterloo, London. Ashley Cross & Penn Hill urban villages are close by and you can also easily drive or cycle to the award winning beaches of Sandbanks.



## Technical bits.

- Courthill & Baden Powell School Catchment
- Private courtyard garden
- Cosy log burner
- Drive way for 2 cars
- Council tax band - C
- Energy rating C
- 3 bedroom detached home
- Open plan living dining
- Modern throughout
- Plenty of storage throughout

DISCLAIMER: Please note if any measurements are quoted these are approximate and for guidance only. The fixtures, fittings and appliances have not been tested and therefore no guarantees can be made they are working order. The floorplan/EPC has been provided by a third party and therefore we cannot be responsible for the accuracy. You are advised to contact the local authority for details of the council tax. Photographs produced are for general purpose only and any it cannot be assumed items shown are included on the sale. These particulars are believed to be correct but their accuracy cannot be guaranteed and they do not constitute an offer or form part of any contract. Solicitors are specifically requested to verify the details of our sales particulars in the pre-contract enquiries, in particular the price, local and other searches, in the event of a sale.