

Outspan, 18 Brownsea Road, Sandbanks, Poole, BH13 7QP

£1,350,000









Outspan, 18 Brownsea Road

Sandbanks, Poole

The Outspan is one of the original Sandbanks cottages, a characterful 1930s detached home occupying a distinctive position in the heart of the Peninsula. Lovingly restored and updated by the current owners, it retains much of its original identity through timber floors, wall panelling and a feature fireplace with wood burning stove. The property has also been successfully operated as a holiday rental through Toad Hall Cottages, creating an interesting opportunity for those seeking a coastal home with an established holiday letting history and potential income stream.

- Characterful detached 1930s home
- Less than 400m from the beach
- Potential holiday home with an established rental history
- Successfully operated as a holiday rental through Toad Hall Cottages
- Ground floor shower room and first floor family bathroom
- Log burner
- Separate lounge with original features and wood burning stove
- Kitchen and dining space opening into conservatory style garden room
- Internal area of approximately 1660 sq. ft.
- Council Tax Band E: £2,933.31
- EPC Rating : E



ABOUT THE PROPERTY:

A spacious entrance hall introduces the house and its original character. The separate lounge has a comfortable, relaxed atmosphere, with feature panelling and a fireplace housing a wood burning stove providing a natural focal point.

The kitchen and dining area form the sociable heart of the house. The fitted kitchen includes a range cooker with induction hob, integrated dishwasher, fridge freezer and practical laundry facilities, with space alongside for a dining table seating up to eight.

Open to the kitchen is a light filled, conservatory style garden room, creating an informal extension of the main living space. Glazed doors open directly onto the paved rear terrace, bringing the garden into view and creating a natural transition outside for dining and entertaining. A ground floor shower room completes this level.

Upstairs, the principal bedroom is positioned at the front of the house with fitted wardrobes and a dressing area. The second bedroom also includes fitted storage and a dressing area, while the third bedroom is currently arranged with bunk beds. A family bathroom with a substantial bath and shower over serves the first floor.

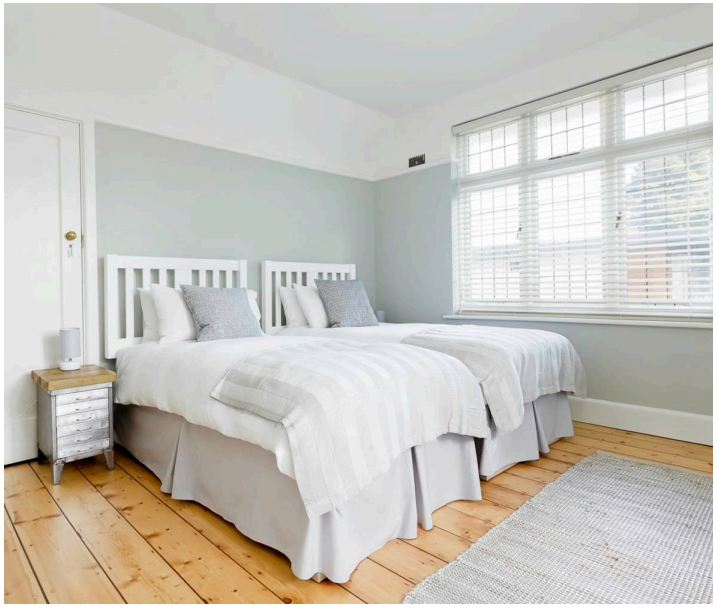
OUTSIDE:

The private rear garden includes a paved terrace with space for outdoor dining. To the front, lawn and established shrubs create the setting for the hot tub. A driveway runs alongside the garden and provides off road tandem parking for two vehicles.

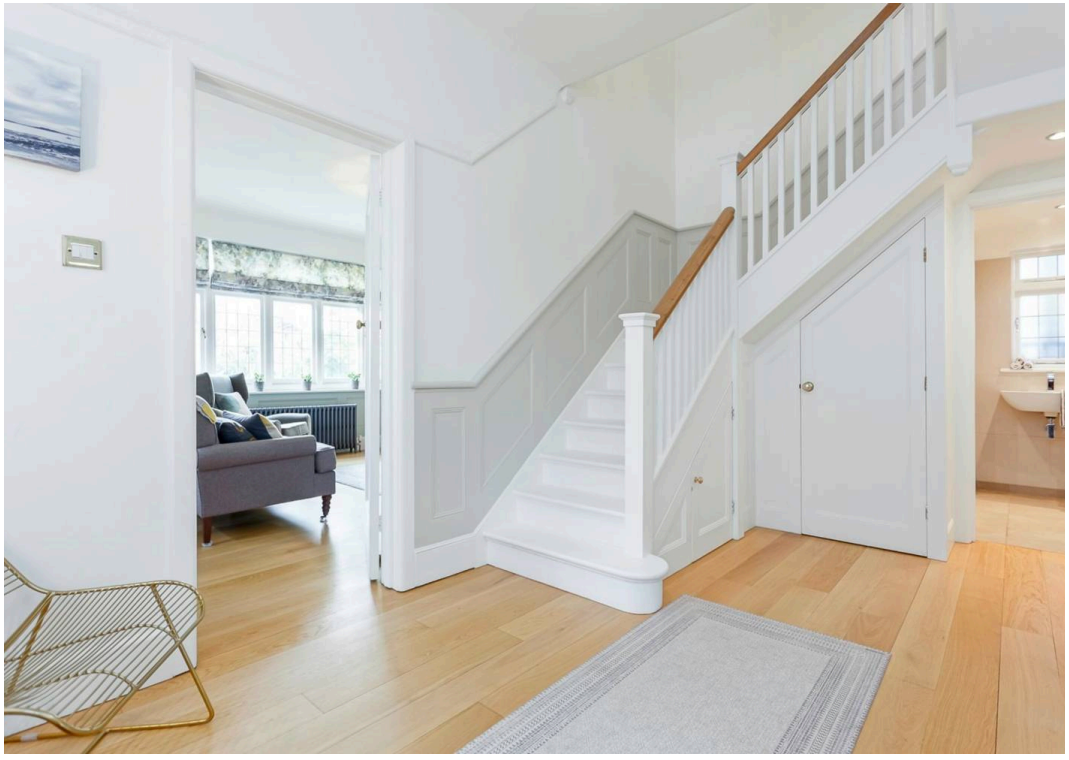
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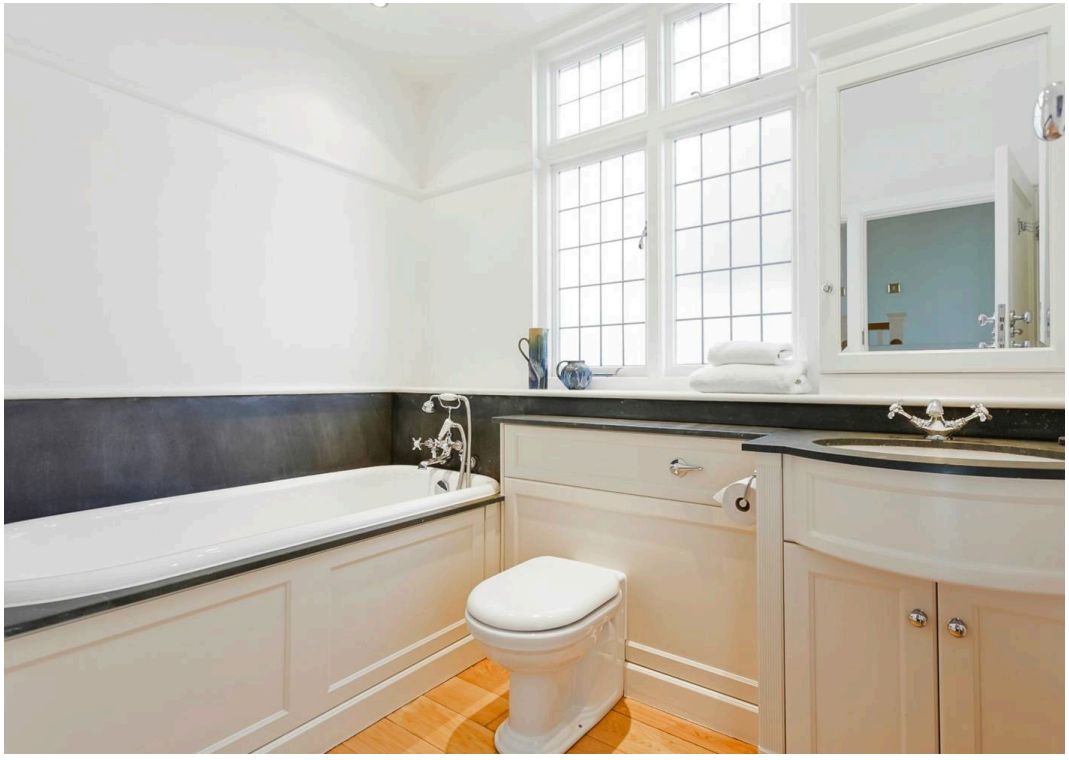
Set in the heart of the Sandbanks Peninsula, the house is less than a mile from the beach, Poole Harbour, cafés, restaurants and local shops. Sandbanks Chain Ferry and the ferry to Brownsea Island are also within walking distance.














SONY



For identification purposes only, not to scale

Approximate Gross Internal Area :- 154 sq m / 1660 sq ft

Summerhouse (not shown) :- 3.83 x 2.37 / 12'7 x 7'9



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