



Lions Leap
Rosemount Road
Alum Chine
BH4 8HB

5 Bedroom Art Deco
Style on a Large Plot
£1,200,000

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This 5 bedroom Art Deco style sits on a plot of over 7000 sq ft with a drive for lots of cars and a large South facing garden with summer house. Opportunities to extend into the loft and garage.

This Art Deco style house sits on a plot of over 7000 sq ft and provides both lots of parking in the drive and a large back garden, which is South facing. Rosemount Road is a cul-de-sac and at the end has a little known path that leads through the chine to Alum Chine beach.

In the past year, the exterior of the property has been redecorated with clotted cream colour waterproof paint and any exposed brickwork repointed and waterproof coating applied. The roof has been substantially re-tiled and re-felted and in addition eco drains have been fitted to the front side of the house. New external grounds lighting have been installed at the front and rear. Selective rooms have been redecorated in this time together with new soft furnishings and upstairs has had new Art Deco door furniture fitted.

It is a sizeable property but in addition the loft is conversion ready and has recently had preventative woodworm treatment. Moreover plans had previously been drawn up for an extension to the garage.

Big house, big plot, lovely location.





Key Features

- Large 5 bedroom Art Deco style house of 2500 sq ft on over a 7000 sq ft plot with genuine potential to extend
 - Quiet cul de sac with little known access to the chine and beach
 - Gorgeous South facing back garden with raised decking and summerhouse
 - Extra reception room/drawing room which would make a perfect children's lounge
 - Garage and block paved drive for 6+ cars
 - 4 bath/shower rooms. 5 loo's
 - Loft is conversion ready and previously plans had been drawn up to extend the garage space
 - New external lighting to front and rear grounds
 - Most of the roof re-felted and re-tiled in the last year
 - Externally repainted in the last year with waterproof paint



Entrance to the Property: Covered porch with light and security camera leading to a part stained glass front door. Lion statue.

Porch: Traditionally tiled floor, ideal for wet shoes, umbrellas and the like. Tiled walls, ceiling mounted light fitting. The consumer unit is in the porch.

Hall: Stained glass door from the porch into a large space with laminate floor and inset lights. Good for an office desk. There is a large downstairs cupboard.

Drawing Room: 2nd reception room which would be ideal as a separate children's lounge. Lovely double glazed bay window with lead lights plus 2 lead light double glazed side windows. Carpeted, radiator, original fireplace. TV point. Recently redecorated and new pinch pleated curtains and roman blinds.







Main Living Room: Sumptuous double glazed lead light bay window in an alcove with window seating. Plus 90 degree corner window. Both windows have shaped pelmets and matching curtains. Laminate flooring, inset ceiling lights, feature fireplace with gas connection. TV point. 2 steps up to raised open plan kitchen. Tall designer radiator with thermostatic controls.

Kitchen: Amtico flooring. Central breakfast bar with seating for 4-granite effect work surfaces and Franke 1.5 sink and drainer. Solid wood high and low level storage units and further granite effect work surfaces, tiled splashback. Appliances include AEG dishwasher, Neff oven, 5 ring gas hob and extractor hood. TV point and ports. Tall designer radiator with thermostatic controls. Butlers box servant bells.



2 Utility Rooms: Glowworm 30SXI boiler. Tiled floors. plumbing for washing machine and dryer. Tiled floors. Rear UPVC door to bin storage area.

Conservatory: Large space with lead light double glazed windows to 2 sides. And 2 sets of patio doors leading to the garden. Tiled floor and 2 thermostatically controlled radiators. Used by current owners as a dining area. Jacuzzi hot tub sunken into conservatory floor.

Shower Room: Large shower cubicle, part tiled, sink, loo.

Downstairs Loo: Tiled floor, radiator, oversized sink, obscured crittall window. Glass block light feature.







Stairs: Original staircase leading to a mid landing large leaded light Crittall window with curtains and matching swags and tails.

Landing: Inset lights, carpet, radiator.

Bedroom 1: Carpeted, 2 radiators. Double glazed lead light bay window plus 90 degree corner window, both with curtains and matching pelmet. Integral wardrobe. TV point.

En Suite Bathroom: Raised floor to designer bath. Amtico flooring. Loo, vanity sink, quadrant shower cubicle. Heated towel ladder. 2 frosted bathroom cabinets. Double glazed lead light window. Inset ceiling lights.



Airing Cupboard: Off the family bathroom with Gledhill pressurised water cylinder.

Bedroom 2: Carpeted, double glazed lead light window with curtains and pinch pleated valance. Radiator, TV point, inset ceiling lights.

En Suite: Amtico flooring, vanity sink, shower cubicle, loo. Radiator, inset ceiling lights. Double glazed lead light window.

Bedroom 3: Laminate floor, radiator, double glazed lead light window with pencil pleated curtains. TV point, inset ceiling lights.





Bedroom 4: Laminate floor, radiator, double glazed lead light window with curtains and pinch pleated valance. TV point, inset ceiling lights. Vanity sink. 2 integrated storage cupboard/wardrobes.

Bedroom 5: Single bed size or office? Carpeted, radiator, double glazed lead light window with curtains and pinch pleated valance. Inset ceiling lights.

Family Bathroom: Amtico flooring, double glazed leaded light window. Bath with shower attachment, loo, sink, radiator.

Loft: Perhaps the jewel in the crown. Distant sea views. All ready for final conversion. Boarded, power & light, double glazed windows with Juliet balcony and patio doors ready for high level balcony.



Rear Garden: Fabulous South facing large area. Block paved from the back gate leading to a semi circular decked area which in turn leads to a circular lawn with mature shrub borders. The boundary is a mixture of wall, fencing and shrubs. Outside water tap. The summer house at the end of the garden is an octagonal shape and has power and light. New external lighting to the grounds.

Front Drive: Brick wall front opening onto a large block paved drive. Including the garage, there is off road parking for at least 6 cars. Matures shrubs border the drive. To the left hand side of the property is a wooden gate leading to the back garden. The right hand side leads to the bin store and the back door into the utility rooms. External lighting to the grounds.

Garage: Power, light, electric up and over door. There were plans previously drawn up to extend.



Additional Information

Freehold

Annual Council Tax: Band G £3247.06 payable

Energy Performance Certificate (EPC) Rating: Band D

Connectivity: Owner uses Sky broadband

TV: Sky dish at the property

Garage and off Road drive parking for 6+ vehicles

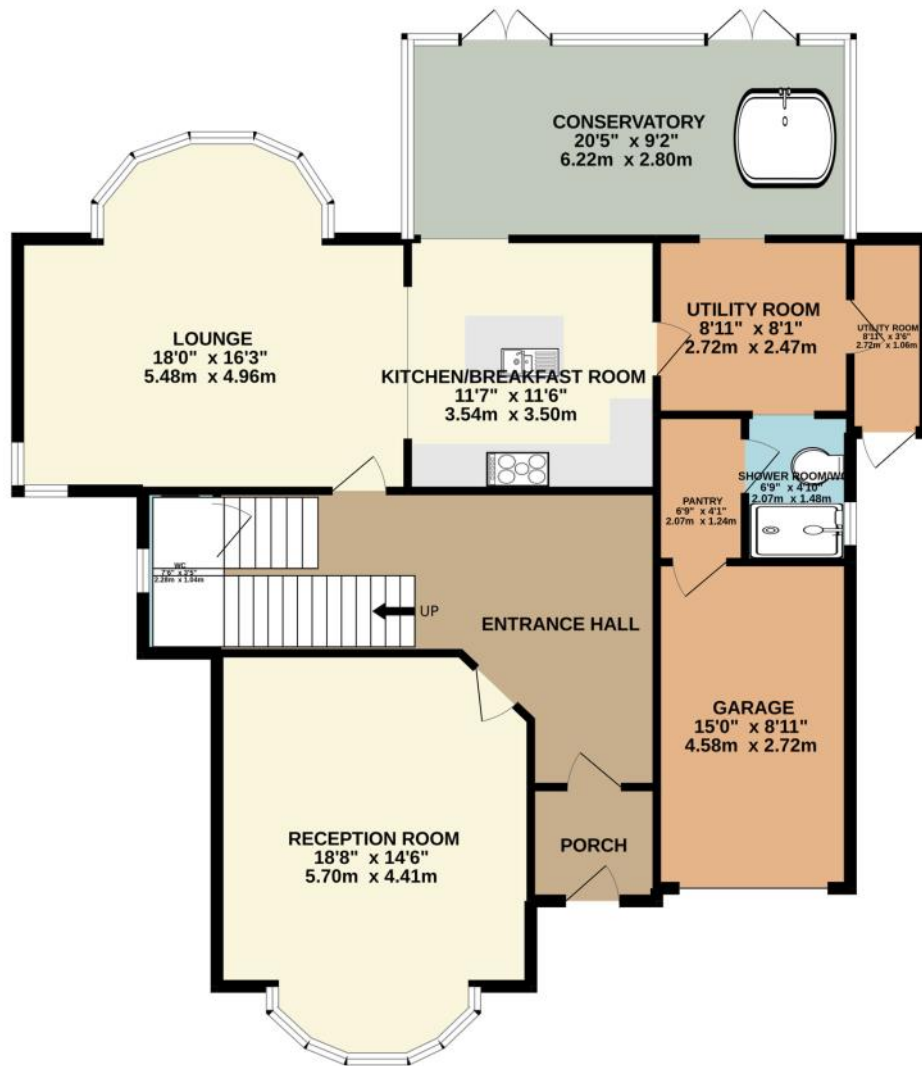
Property Size: 2,439 sq ft

Plot size: 7,052 sq ft

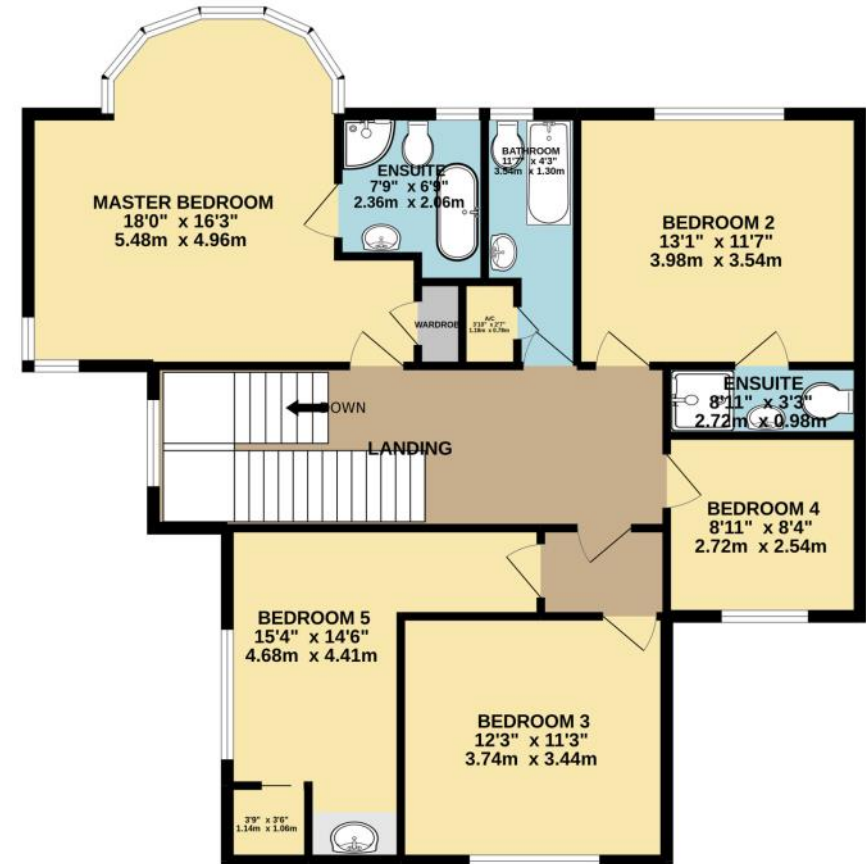
Viewings with 24 hours notice (weekends by special arrangement)



GROUND FLOOR
1360 sq.ft. (126.3 sq.m.) approx.



1ST FLOOR
1079 sq.ft. (100.2 sq.m.) approx.



TOTAL FLOOR AREA : 2439 sq.ft. (226.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCAL AREA

The property sits in the best side of Rosemount Road which is a cul de sac ensuring a tranquil environment. At this end of the road is a path leading down through the chine, a beautiful dog walk in itself and only 5 minutes to the Alum Chine beach. Turn right and you have the perfect Sunday morning or summer's evening stroll along the beachfront or promenade to Sandbanks, taking in a coffee or something stronger at the Branksome Beach restaurant or Jazzy's cafe. There are 7 miles of these award winning beaches to explore. Even during the Bournemouth Air Show or all the summer fireworks, when parking for the beach is at premium you can stroll down trying to hide your secretly smug feeling.

Now you are in Sandbanks, you can look across the whole of Poole Harbour which is the 2nd biggest natural harbour in the world and a safe haven for both megayachts and pleasure boats with numerous marinas and moorings. Sailing events and clubs abound and this is one of the UK hubs for windsurfing and kitesurfing. You can see many a champion in these sports practising in the harbour or off the beach. It is acclaimed as the one of the safest locations to teach children.

And of course Poole Harbour is home to Sunseeker yachts and the RNLI. Why stop at Sandbanks? Catch the chain ferry to Studland, gaze at some of the extraordinary seafront properties, and then explore the Purbeck Hills and get up close and personal with the famous Old Harry Rocks. The Purbeck Hills shield the area and give Poole and Bournemouth its riviera microclimate.

While in Studland, it is treat to go to the Pig on the Beach restaurant and you mustn't miss the Beer Festival at the Bankes Arms. Whilst mixing the sea and dining, if you are a boat owner the trip to Yarmouth on the Isle of Wight is made even more worthwhile with a visit to Saltys Seafood Restaurant or the nearby 'The Hut' in Colwell Bay. Closer to home as we are talking eating, there are a fantastic range of restaurants and pubs close at hand to your home. In Canford Cliffs village, take in the ever popular Cliff gastro pub. The Canford also in the village never disappoints and it takes dogs which is a serious plus for those of us who love our dogs and pints in equal measure. The exotic Koh Nai in Liiliput serves Thai Tapas. And for special occasions the Rick Stein harbourfront restaurant is not to be missed.

Westbourne, a suburb between Poole and Bournemouth is just a few minutes walk away and serves all your shopping needs as well as having an eclectic mix of coffee shops, bars and eateries. Westbourne has an M&S food store and both Tesco and Lidl are within walking distance.

I guess there is work too. Within a mile you are on the Wessex Way with at least dual carriageway to the New Forest, Southampton and the UK motorway network. Bournemouth International Airport is one of the fastest growing in the UK and Bournemouth Railway Station has direct routes to London and Manchester.

And school as well. We are happy to give you an insight into the schools but at Primary level Courthill 1st and St Michaels Primary are recommended. The Grammar schools of Poole and Bournemouth are exceptionally good. And the private schools of Dumpton and Castle Court at primary level and Canford, Bryanston and Claysmore at secondary level all run bus services from near Rosemount Road.

This area is a lifestyle choice.



Viewing by appointment through sole agent

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