

Property Location
Wallisdown



Priestly Road, Wallisdown

Sale By Tender £500,000

Martin & Co Bournemouth
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- Heated Swimming Pool
- Six Bedrooms
- Four Reception Rooms
- Driveway
- Solar Panels
- EPC Rating A
- Sought After Area
- Large Rear Garden
- Well Maintained
- Throughout
- Large Kitchen
- Utility Room



Why you'll like it

Guide Price 500,000 - £525,000 Situated within a sought-after residential area of Wallisdown, this extended Victorian cottage offers a rare combination of period character, generous accommodation and exceptional outdoor space. The property is well presented throughout and has been thoughtfully maintained and improved over time, making it a highly individual home that is seldom available in this location.

The main house provides six bedrooms, arranged across two floors, including three doubles and three singles. The principal bedroom benefits from an en-suite shower room and a walk-in wardrobe. A further family bathroom serves the remaining bedrooms. The internal layout reflects the property's Victorian origins, offering characterful proportions and versatility.

On the ground floor, the accommodation is particularly generous, comprising four reception rooms, allowing flexibility for formal entertaining, family living, home working or hobbies. These spaces are complemented by a large kitchen, a separate utility room, and a downstairs cloakroom. Several areas of the house have benefited from recent damp treatment, re-plastering and redecoration, contributing to the home's good overall condition.

A standout feature of the property is the self-contained annexe / studio positioned at the end of the garden. Currently used as a changing room for the swimming pool and a home office/art studio, it includes a shower room and WC and offers excellent potential for a variety of uses (not registered as a separate dwelling).

The rear garden is a particular highlight: exceptionally large, private, and well suited to both leisure and cultivation. It includes a heated swimming pool with recently renewed liner, updated pipework, new coping stones, a solar cover and an air-source heat pump.. Additional features include a greenhouse, sheds, water butts and a pool plant room.

To the front, a driveway provides parking for up to three vehicles.

The property also benefits from an extensive solar panel system, with panels installed on both the main house and studio, supported by an 8kW battery. This contributes to improved energy efficiency and reduced running costs, alongside a hybrid air-source heating system. An EPC is available, confirming insulation levels and overall efficiency.

Priestly Road is well regarded for its convenient position, offering access to local shops, schools, parks and transport links, while remaining within easy reach of Bournemouth, Poole and surrounding areas. Properties of this size, style and flexibility are rarely available in Wallisdown, making this an excellent opportunity for buyers seeking something genuinely distinctive.

Agent Notes:
Freehold
Council Tax: D
EPC: A
Parking: Driveway
Heating: Gas Central Heating



Score	Energy rating	Current	Potential
92+	A	103 A	104 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

