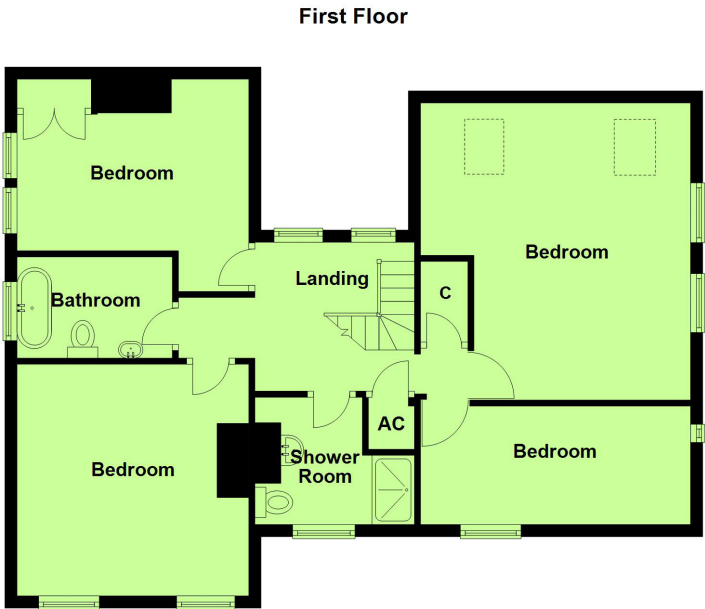


The Old Post Office  
72 York Road  
Broadstone BH18 8EU

Offers in Excess of **£600,000** Freehold



A WONDERFUL OPPORTUNITY TO ACQUIRE  
ONE OF BROADSTONE'S MOST CHARACTERFUL  
PROPERTIES. 'THE OLD POST OFFICE' IS STEEPED  
IN HISTORY WITH MANY ORIGINAL FEATURES.



Total area: approx. 172.5 sq. metres (1856.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission and misstatement. 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.  
Plan produced using PlanUp.

- \* ENTRANCE HALLWAY**
- \* SITTING ROOM 22'7" x 14'6" (6.92m x 4.45m)**
  - \* KITCHEN 12'6" x 11'5" (3.84m x 3.5m)**
  - \* BREAKFAST AREA 10'7" x 7' (3.26m x 2.13m)**
  - \* UTILITY ROOM 12'4" x 7'1" (3.78m x 2.16m)**
- \* GROUND FLOOR BEDROOM 14'6" INTO BAY x 12'5" (4.45m x 3.81m)**
  - \* GROUND FLOOR BATHROOM 7'9" x 5'6" (2.4m x 1.71m)**
    - \* STAIRS RISING TO FIRST FLOOR LANDING**
  - \* BEDROOM TWO 12'5" x 12'4" (3.81m x 3.78m)**
  - \* BEDROOM THREE 12'5" x 10'9" (3.81m x 3.32m)**
  - \* BEDROOM FOUR 15'7" x 11'6" EXTENDING TO 15'1" (4.79m x 3.54m EXTENDING TO 4.6m)**
    - \* BEDROOM FIVE 15'1" x 7'8" (4.6m x 2.37m)**
    - \* SHOWER ROOM 7'9" x 6'8" (2.4m x 2.07m)**
  - \* FAMILY BATHROOM 8'4" x 5'5" (2.56m x 1.67m)**
    - \* FRONT, REAR & SIDE GARDENS**
    - \* AMPLE OFF ROAD PARKING**
- \* RECENTLY INSTALLED GAS FIRED CENTRAL HEATING BOILER**
  - \* DOUBLE GLAZED WINDOWS**









**ABOUT THIS PROPERTY**

The Old Post Office has been sympathetically modernised and extended over the years to become a wonderful family home within close proximity to Broadstone shopping centre. The ground floor accommodation comprises an entrance hallway, sitting room with double opening doors to the garden, kitchen/breakfast room, utility room, ground floor bedroom and bathroom.

The property offers four bedrooms to the first floor with a family bathroom and further shower room.

The rear garden is attractively landscaped with raised decking areas and balustrade, artificial lawn together with shrub and herbaceous borders. Versatile off road parking for several vehicles on a gravelled area to the front of the property.

**Vendor Comments**

"We have loved living in The Old Post Office. We moved here in 2019 and understand that the house was built in approximately 1903 and converted to a sub post office and grocery store around 1910. It seems to have been much loved by the locals. Often trades people, delivery drivers etc have recalled their childhood memories of having their sweets weighed out in the shop or running errands to the post office. It was converted back to a residential home around 2003 after nearly 100 years of serving the local community."





**DIRECTIONS:**

From the Broadstone roundabout proceed along The Broadway and take the first right hand turning into York Road. The property will be found at the junction of Northbrook Road.

**COUNCIL TAX:** Band E BCP Council (Poole)

**ENERGY EFFICIENCY RATING:** Band D

**VIEWING:** Strictly by appointment through **HILLIER WILSON.**

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**PRIVACY POLICY**

Please see our website for further details.

**REF: R2014**