

COVE
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28 Salterns Way, Lilliput ,BH14

| 4 | 5 | 2 | 6,130 sq ft

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Welcome

to 28 Salterns Way

Set beside Salterns Marina in sought-after Lilliput, this striking home looks across Poole Harbour towards Sandbanks and Brownsea Island. Sea views reach every floor.

Open-plan living brings the kitchen, dining and lounge together behind floor-to-ceiling glazing, with doors opening onto a generous balcony.

Four en-suite bedrooms include a principal suite with its own balcony, walk-in wardrobe, sea-view bath and steam room.

Upstairs, a bar, lounge and games area opens onto two terraces. A swim spa, hot tub and direct water access make the most of this waterfront setting.







PROPERTY HIGHLIGHTS

- 5 Bedrooms
- 4 Bathrooms
- Bespoke Wine Cellar
- 6,130 Sq Ft
- Sea View
- Waterfront Access



Designed *to* Unwind *or* Entertain

A marble-topped bar, Tom Dixon pendant lights, and a warm fireplace frame this top-floor lounge, with panoramic sea views creating the perfect setting to unwind at night or entertain.

- ✓ Panoramic Sea Views
- ✓ Custom Marble Top Bar
- ✓ Tom Dixon Pendant Lights
- ✓ Fireplace

LIVING & INDOOR-OUTDOOR FLOW

Seamless by Design

Floor-to-ceiling glass sliding doors dissolve the boundary between interior living and the sea landscape, inviting natural light and sea views throughout.













SEA VIEW BALCONIES

Sea Views from every floor

Balconies adorn every bedroom and living space in this home. boasting sea views form every floor.



"Designed to bring the sea closer, with every floor offering a private moment to pause, unwind, and take in the view."

– Cove Estate Agency



PRIMARY SUITE & ENSUITE

Your Private Retreat

A serene sanctuary designed for rest, the primary suite captures sea views from the bedroom and bathroom with natural light through expansive floor to ceiling glass sliding doors.





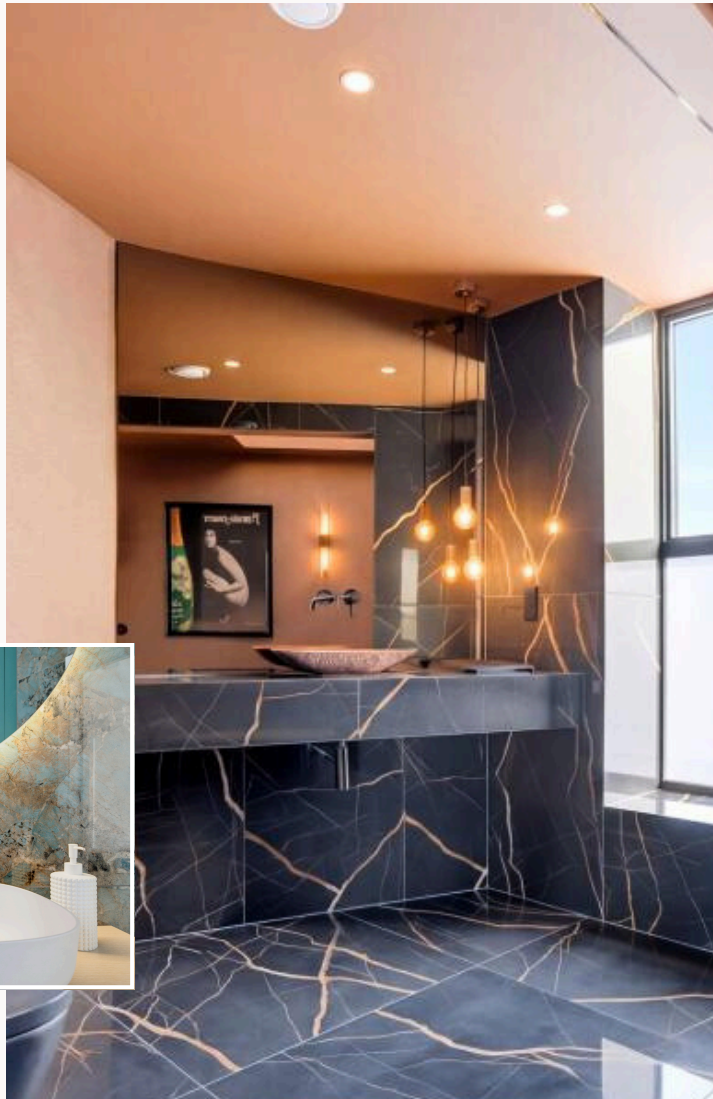
KEY FEATURES

- Sea View Bathtub
- Steam Room
- Walk in Wardrobe
- Marble En-suite Bathroom
- Floor to Cieling Glass Sliding Door

BATHROOMS FINISHES

A Signature in Stone

Natural stone, bespoke joinery, and precision craftsmanship define each bathroom, creating serene, architecturally refined spaces, each with its own unique feel.







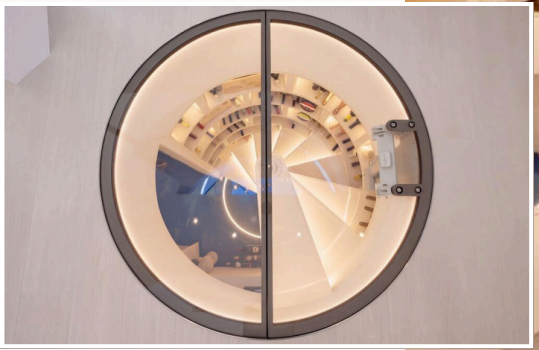
BESPOKE WINE CELLAR

Crafted with Precision

A bespoke below-sea-level wine cellar by Spiral Cellars London, crafted with exceptional precision and considered detail to create an elegant, atmospheric space for collecting, preserving, and enjoying fine wine.



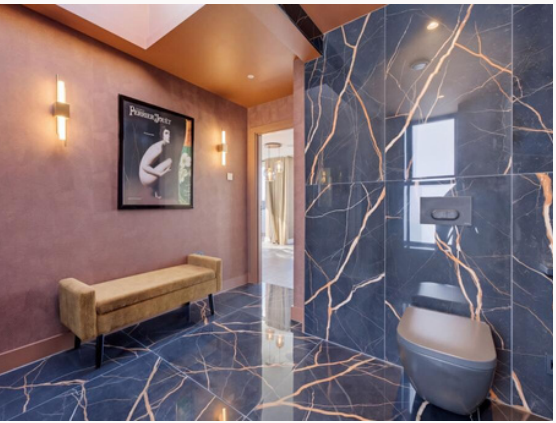












TOP FLOOR LOUNGE

Coastal Evenings

A top-floor lounge made for quiet evenings and effortless entertaining, where the fireplace can be lit, a glass of wine poured, and breathtaking panoramic sea views enjoyed as the sun sets.

CAREFULLY CRAFTED DETAILS

The Art of Details

Every detail has been carefully considered, from the chandelier cascading through the full height of the home to the bespoke wine cellar below sea level. Tom Dixon pendant lights add sculptural warmth, while distinctive natural stone gives each bathroom its own character.















OUTDOOR LIVING

Waterfront

Expansive terraces, sea views, hot tub / swim spa direct waterfront access and thoughtfully designed outdoor spaces create the perfect setting for relaxed entertaining and sunset gatherings.



For security and client confidentiality, this image is an AI-generated representation of a smart panel. The panels installed in the home are similar in appearance.

SMART HOME FEATURES

Technologically Sophisticated

Put your mind at ease and make everyday living a little easier with intelligent features throughout the home, including automated rear blinds, security system, fingerprint access, MVHR heating and cooling, and smart panels, programmed to control, lighting, heating and cooling, and BluOS sound ssystems from every room.



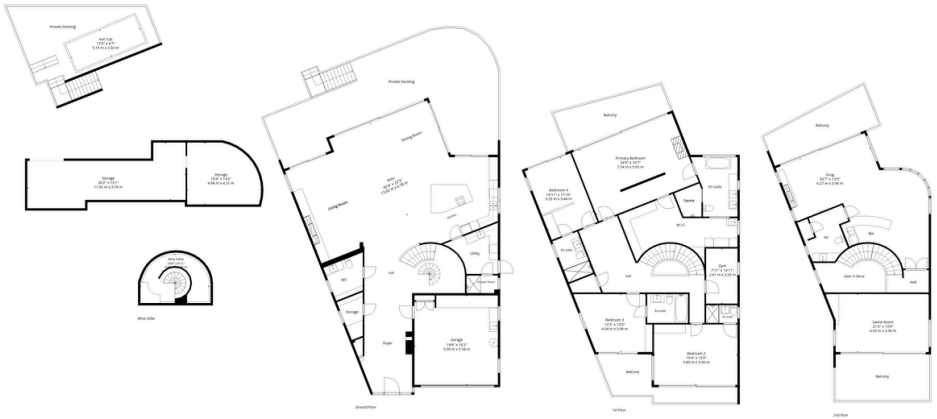
THE TECHNOLOGY

- Smart Panels
- Automated Blinds
- MVHR System
- Security Sytem
- BluOS Sound System
- Fingerprint Acess



PROPERTY FLOOR PLAN

Intentional Design



Property: 5,535 sq. ft / 514 m2
Outbuilding: 595 sq. ft / 55 m2
Total Area: 6,130 sq. ft / 559m2

Private Decking / Terracing: 1,767 sq. ft / 165 m2

Whilst Every Attempt Has Been Made To Ensure The Accuracy Of This Floor Plan. All Measurements Are Approximate And For Display Purposes Only. Created By Property Photography Group.

"Designed to bring people together while still offering a quiet retreat."

– Cove Estate Agency

PRE DESIGNED OPTIONS

Designed with Intention

Designed with intention, the property anticipates how life may evolve. The waterfront decking has been engineered to extend by a further eight feet. while one of the top-floor lounges includes wardrobe space and plumbing already in place, offering the flexibility to convert it into a fifth bedroom.









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An Exceptional Waterfront Setting Deserves a Waterfront Viewing

Set directly on the water, 28 Salterns Way offers a rare perspective of Poole Harbour and Salterns Marina. Experience the property from the sea with a private boat viewing, arranged by Cove Estate Agency, and discover its expansive sea views, and effortless connection to outdoor living.

The Refined Vision

Cove offers a fresh approach to luxury property, blending thoughtful marketing with an elevated client experience. Our mission is to move beyond the traditional estate industry, delivering a vision of excellence built on refined service and genuine local expertise.

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Thank you for taking the time to explore 28 Salterns Way
We understand finding the right home is a meaningful decision, and we're here to make the process feel clear and considered from the first conversation.

To ask a question, arrange a private viewing, or discuss next steps, we look forward to hearing from you.

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Property Advisor

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