



THE OLD TOWN MARKET, 1 PARK ROAD, SWANAGE  
£695,000



This unique, fine character property occupies a prominent corner site in the centre of Swanage, about 200 metres from the town square and sea front. The original property is thought to date back to the 1870s and was constructed by one of the benefactors, George Burt. It was substantially enlarged by the addition of the two upper floors, probably during the early part of the 20<sup>th</sup> Century, and has lower elevations of dressed Purbeck stone, the remainder being brick under a pitched roof.

The Old Town Market offers elegantly styled, spacious accommodation with an abundance of fine architectural detail and enjoys some views of Swanage Bay to Ballard Down. The property has been extensively renovated over the last two years. Having previously been run as a successful guest house the property also gives the opportunity of creating an exceptional home with an income.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

To appreciate this exceptional property, viewing is highly recommended and by appointment only through Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 2AA**.



The entrance hall, with feature fireplace and stained glass window, welcomes you to The Old Town Market, a home of elegance and style. The formal living room enjoys a triple aspect including an attractive stained glass window and cut stone arch and architectural detail. The stylish kitchen has recently been totally refitted with an extensive range of high-quality two-tone units with contrasting worktops, induction hob and integrated appliances. There is also a utility room with matching two-tone units and integrated appliances. Leading off the kitchen, the dining room has a spiral staircase which leads to a first floor en-suite bedroom.

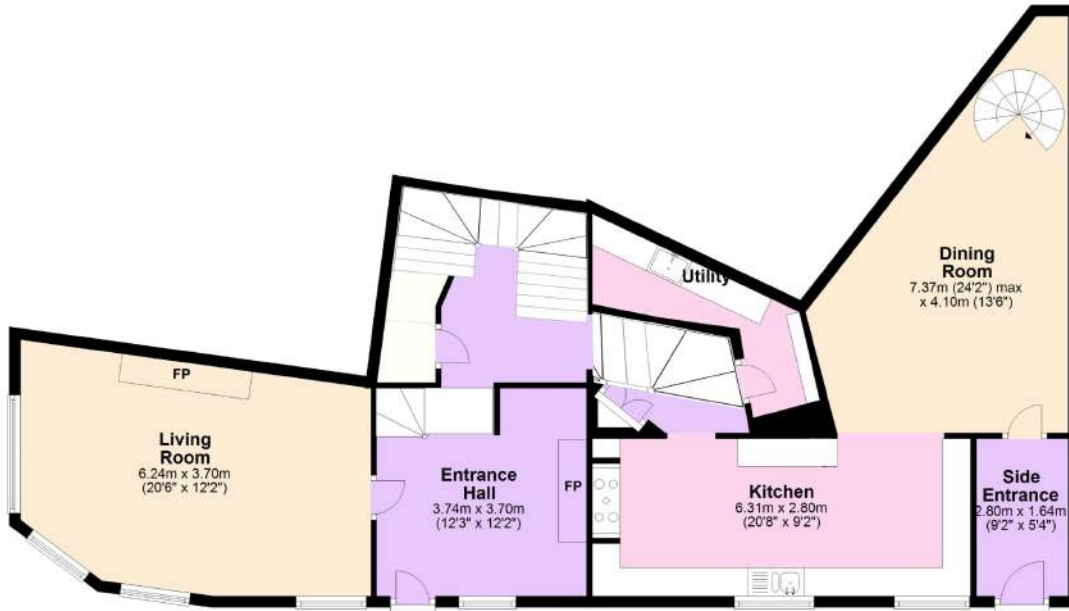
There are four en-suite bedrooms on the first floor: the luxurious master bedroom, enjoys a dual aspect, with views over rooftops to Swanage Bay and Ballard Down. The second bedroom is an exceptionally spacious room with two spiral staircases, one leading down to the ground floor and one leading up to a dressing room with fully fitted wardrobes. The third large double bedroom is currently being used as a family/sitting room. The fourth bedroom is a good-sized double which has access to the balcony with a cast iron railing.

On the second floor there are three further en-suite double bedrooms, one of which is a spacious double/family bedroom with a large family bathroom.

Property Ref: PAR1351

Full Rates Payable £2,644.70

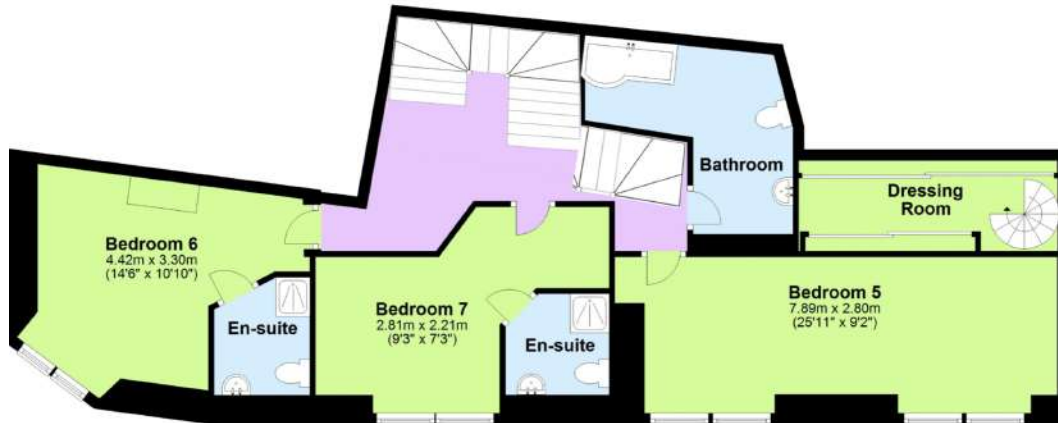
Ground Floor



First Floor



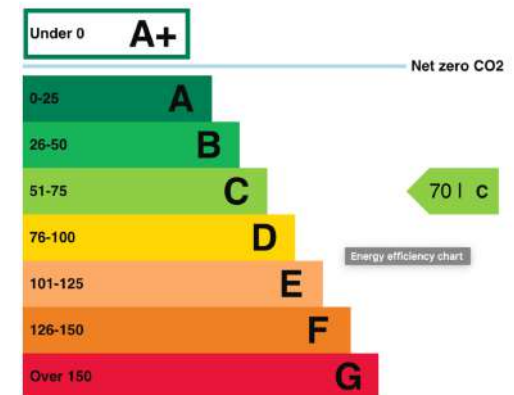
Second Floor



Total Floor Area Approx. 320m<sup>2</sup> (3,444 sq ft)

**NB** Many of the rooms are of irregular shape and the measurements are therefore approximate

This property's current energy rating is C.



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. 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. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



