



**PETERS HOLE, 2 MARSHALL ROW, SWANAGE**  
**GUIDE PRICE £800,000**

This is a unique opportunity to acquire a charming substantial period Purbeck stone house quietly situated in a conservation area less than 200metres from the seafront jetty, the Pier and the Downs.

Of historic note, the original building was a barn and is thought to date back to the late 17th Century. It has been enlarged and extensively altered with sensitivity to offer a character home with an easy living style. A wealth of character remains including exposed stone walling, beamed ceilings and stone fireplace with wood burning stove. It has been decorated throughout in a natural decor accentuating the natural light and spatial feeling.

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. Swanage has an active shopping centre, with branches of a number of multiple stores. To the south is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings must be accompanied and are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode for SATNAV **BH19 2AF**.

Property Reference MAR1806

Council Tax Band F



The entrance hallway welcomes you to the house and leads directly into the generously sized dual aspect living room with feature exposed stone walls, attractive stone window bays, Purbeck stone fireplace with fitted wood burning stove and beamed ceilings. There is a second sitting room/snug, also dual aspect, which could be used as a 4th bedroom if required.

The kitchen is fitted with a modern range of light oak units by Fordbrook of Pewsey, granite worktops and splashback, integrated Neff appliances including electric ceramic hob, two ovens plus warming oven/drawer, cooker hood, dishwasher and Liebherr two door fridge/freezer. Beyond is the utility room with washing machine/tumble dryer, store and workshop. A shower room completes the accommodation on the ground floor.

On the first floor, there is a spacious galleried landing with beamed ceiling and exposed stone walling. This area could be used as a home office or play area. There are 3 double bedrooms, all dual aspect. The spacious master bedroom has deep fitted wardrobes and an en-suite bathroom. Bedroom 2 is equally spacious with wash basin and fitted cupboard. Bedroom 3 is at the rear and has fitted wardrobes.

The South facing entrance and sheltered courtyard is a particular feature of the property. It is approached by a gated driveway with parking for two vehicles and gardens are to the front and both sides of the house which are paved giving easy maintenance and bound by Purbeck stone walling. There is a stone store in the garden.



**Ground Floor**



Scan to View  
Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			81
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Total Habitable Area Approx 194m<sup>2</sup> (2,088 sq ft)



**First Floor**



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.



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