



Gully

Swanage

BH19 3DN

CHARACTER PURBECK STONE, END TERRACE, 3 BEDROOM COTTAGE WITH GARDEN & OFF-ROAD PARKING ON THE OUTSKIRTS OF SWANAGE WITHIN EASY ACCESS TO COASTAL WALKS & VIEWS TO NINE BARROW DOWN.

**Guide Price £470,000**

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This traditionally built Purbeck stone cottage located off a private lane on the outskirts of Swanage is an idyllic location perfect for ease of access to the town, local beaches and wonderful coastal walks along the World Heritage Jurassic Coastline. This cottage has great potential and although in need of refurbishment and some modernisation the floorplan has curious appeal.



Built on a gentle slope, this cottage has different levels within the accommodation, the Front Door opens into an Entrance Porch with space for shoe and coat storage, the internal door from here opens into a Lobby with a ground floor Cloakroom and follows through to the Kitchen with south east facing window, and a fairly new Worcester Bosch gas boiler is located here. Four steps lead up to the Dining Room with twin glazed doors opening into the Sitting Room. These three rooms are spacious, and on checking the loft space above, there is great potential to open up to a vaulted ceiling throughout these three rooms with the possible addition of roof lights for added daylight (subject to planning permissions). Double patio doors open from the Sitting Room to an outside terrace and provides access to the rear garden, a wood burning stove is located in the Sitting Room ideal for cosy winter evenings.

Steps lead down from the Dining Room to a hallway off which the three bedrooms are located. Bedroom 1, to the front of the house is a large double room with windows overlooking the front garden and extending views to Nine Barrow Down. Bedroom 2 is along the hallway to the rear of the property, another large double room with built in bookcase covering one wall and south facing windows overlooking the rear garden. A few steps lead up to Bedroom 3 a front facing double room overlooking the front garden. The Family Bathroom is on the same level as Bedroom 3, this comprises of P shaped bath with overhead shower and screen, wash basin, w.c. and heated towel rail.



**Ground Floor**

Approx. 110.1 sq. metres (1185.2 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		<b>B1</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>D1</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**First Floor**

Approx. 17.2 sq. metres (185.6 sq. feet)



Outside – The front and rear garden is enclosed by a mid-height Purbeck stone wall, the front garden has a lawn and flower borders along with a small terraced area. The rear garden gently slopes up and is mainly lawn with the original privy building (now used as a log store), behind this is a hard standing for parking and above this more lawn to a lovely summerhouse/hobby workshop with decked area. This is a lovely dry building with great natural light ideal for crafting and a lovely place to sit and watch the sun set.

This property has amazing potential to transform and reconfigure into a comfortable family home, holiday home or holiday let. The location has a very rural feel where wildlife lives comfortably in surrounding trees and gardens.



Utmost 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 or 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.



Viewing by appointment through sole agents:

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