



2012



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2024

Belle Vue Road

Swanage

BH19 2HP

**UNIQUE, SECLUDED 3 BEDROOM, DETACHED HOUSE IN
SOUGHT AFTER ELEVATED LOCATION IN NEED OF SOME
REFURBISHMENT**

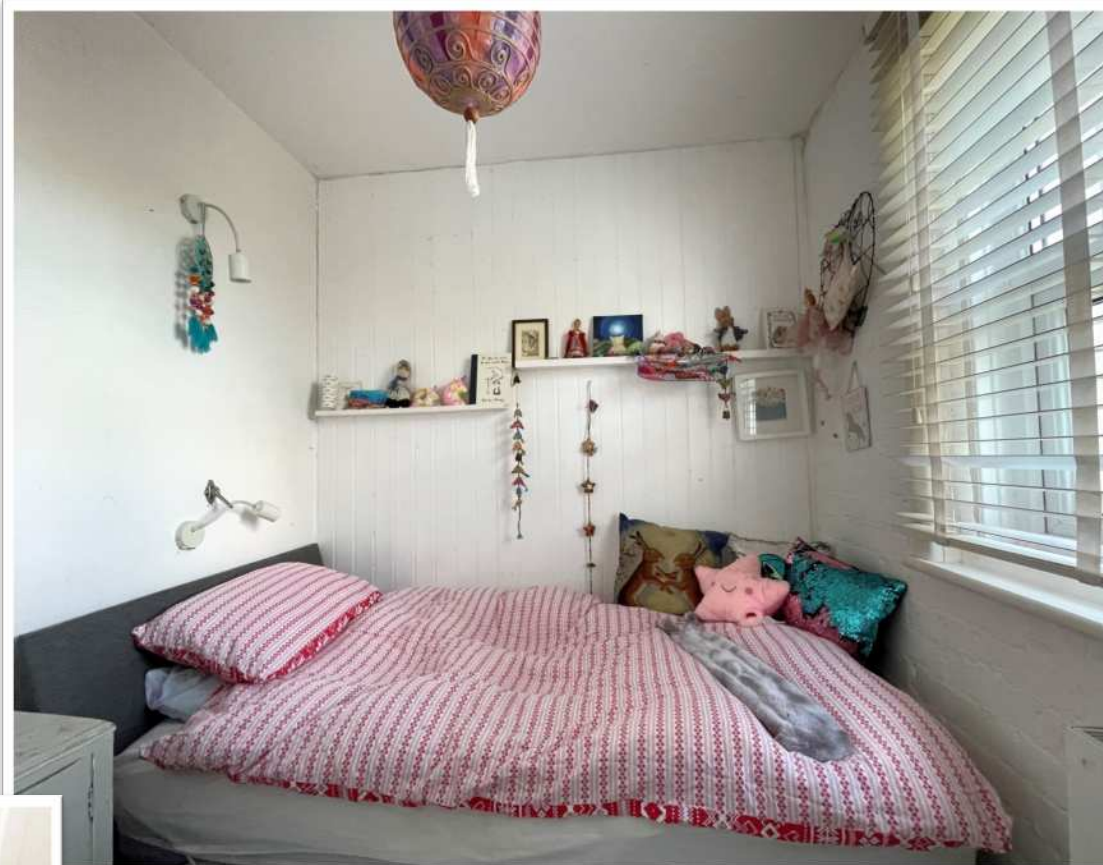
Offers in the Region of £895,000

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Located on the outskirts of Swanage within sight of Durlston Country Park, this property has a very rural feel, with an abundance of wildlife frequently seen and heard in surrounding fields, and some days the sea can be heard lashing against the beach of Durlston Bay. This dramatic coastline is known for historic quarrying and tales of smuggling and shipwrecks, easily accessible from the house the South West Coast Path encompasses all of the World Heritage Jurassic Coast and amazing walks. Swanage provides a wide variety of restaurants, pubs, shops, schools and all local amenities. Public transport runs from the town with a mainline train service at Wareham, Poole and Bournemouth, the Sandbanks Ferry provides easy access to Poole, and national coaches pick up from both Swanage & Wareham.



Saltwinds is an extremely unique property both in location and layout nestled above Durlston Bay within a very tropical and tranquil feeling garden. With rendered elevations under a part pitched and part flat roof there is an enclosed garden, and an annexe offering home or office potential/income. Saltwinds has right of access across the section of Craig-y-Don's land with one small parking space in front of the Annexe adjacent to Craig-y-Don's garages.

As it stands this property is in need of modernisation and refurbishment but the potential space and accommodation this house offers, a little imagination and vision along with a reasonable budget would transform this property into a comfortable family or holiday home or quirky Airbnb.





BASEMENT
263 sq.ft. (24.5 sq.m.) approx.

GROUND FLOOR
1635 sq.ft. (151.9 sq.m.) approx.

1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 2173 sq.ft. (201.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing by appointment through sole agents:

Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF

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