

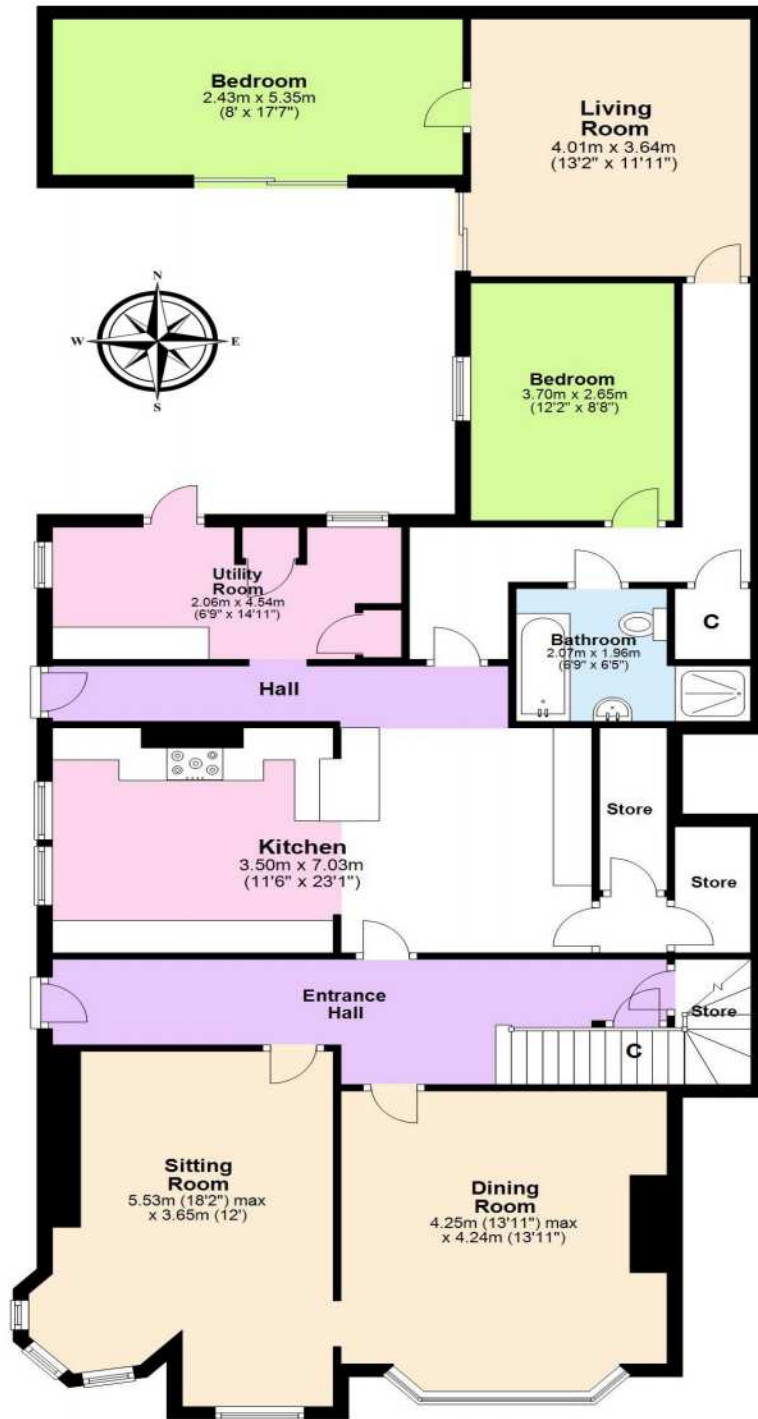


PURBECK LODGE  
SWANAGE

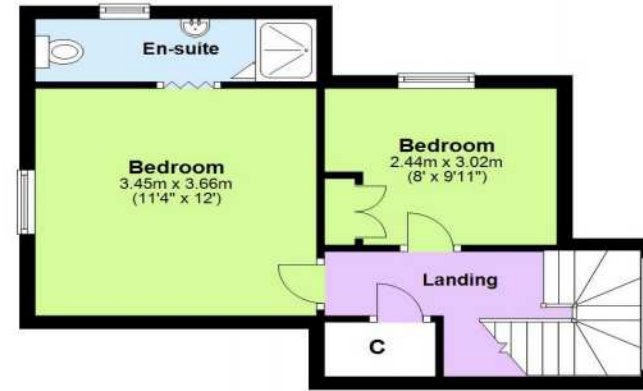
**Characterful & Substantial 8 Bedroom  
renovated Detached Dwelling in central town location  
with Outside Patio seating area & parking – inc. Annexe  
with ground floor bedrooms. Guide Price £895,000**

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### Ground Floor



### Second Floor



### First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		73
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	56	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

Total area: approx. 276.3 sq. metres (2973.8 sq. feet)

Whilst 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.

Ideal Multi-Generational Home /  
Fantastic Business Opportunity  
for Holiday Letting.

PURBECK LODGE is a  
substantial and luxurious  
detached property, arranged over  
three floors, offering ample  
accommodation in just under  
3000sq ft, comprising 8 double  
Bedrooms, 3 Reception Rooms,  
Patio & Parking in this central  
town location. The ground floor  
offers a private suite with patio  
doors—ideal for annexe use.



ALBURY  
& HALL

*Ideally situated in the town centre with a flat walk to all shops and beaches, sits  
the impressive and substantial Purbeck Lodge.*



SET IN THE HEART OF SWANAGE



PURBECK LODGE has been sympathetically refurbished over time by the current owners to create a substantial single dwelling, having been used as a Holiday Home / Let generating a good income. This property is of a high standard to also be a singular home—ideal for multi-generational use with the ground floor bedrooms and living space.

ENTRANCE—accessed with a flat walk from the street, there is a good frontage to the property for parking of a few vehicles directly outside the front of the house. The Entrance Hall to the house gives a first impression being characterful and bright with tall archway ceilings and mosaic tile flooring.



**THE LIVING ROOM**—This spacious room has a sense of opulence and grandeur with its' high ceilings, deep coving and decorative archways, plus with characterful turret-style bay windows to the front of the property. This formal seating space has ample room for furniture.

**THE DINING / BREAKFAST ROOM**—This is an impressive and bright space, with high-ceilings and light filled from the bay window to the front, this room offers ample space for a particularly large dining table plus additional furniture. There is a range of built in units and book-cases to add to the traditional character of these formal front rooms.



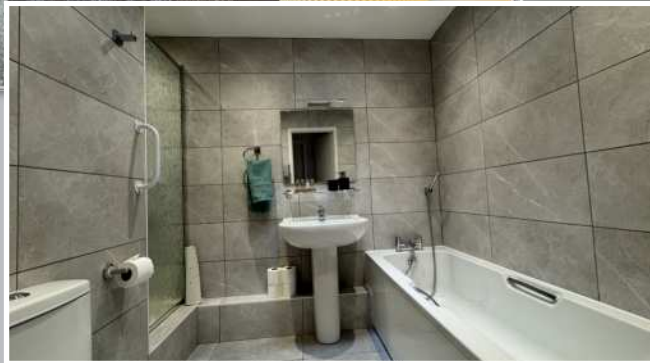
**THE KITCHEN** - The opulent, modern kitchen with casual Bar Seating area has been recently designed and refitted to a luxurious standard. Benefitting from a large Range-style cooker, marble-effect tiling behind a vast range of contemporary fitted units and ample cupboard space. Adjacent is the matching fitted units with pantry-style cupboards plus integral full height fridge-freezer with water and ice dispenser. The large picture window makes this a bright space with wooden floors.

**THE STORE ROOMS—2** Additional storage spaces from the kitchen could also be ideal for a Pantry / Drinks Cupboard.

**UTILITY ROOM—** off the Kitchen is also a useful and good-size Utility Room, which also offers access out onto the Patio garden beyond, or via the side gate out of the property as a back door.

An internal hallway then leads through to the **Annexe** on this part of the house...





### 'THE ANNEXE'

On the ground floor and easily accessible to the Kitchen via the internal hallway, lies what could readily be used as an annexe. There is ample space should the next owners wish to include a further Kitchen and make this an entirely self-contained apartment / annexe space.

**THE MASTER** —This very spacious bedroom is well-designed with sliding doors to the external Patio seating area beyond with access to the street. There is ample space for furniture..

**LIVING ROOM**—within the Annexe is a spacious and bright sitting room with double doors also opening out onto the patio area with additional outside seating.

**BEDROOM 2**—This bedroom is a generous double fitted with wardrobes and window overlooking the patio.

**BATHROOM**—There is a good size, fully tiled bathroom with Walk-In Shower, Bath, Sink & WC.



### FIRST FLOOR

Following the Grand Entrance Hall up the handcrafted traditional wooden staircase onto a spacious landing:

**BEDROOM 3**—Characterful & spacious Double room to the front of the property with ample space for furniture, plus the bay window set within the Turret.

**BEDROOM 4**—A generous Double in size plus benefitting a contemporarily fitted and tiled Ensuite shower room.





## FIRST FLOOR CONT.

**BEDROOM 5**—A generous Double room to the front of the property with ample space plus offering an Ensuite Shower room with contemporary tiling, WC, sink & heated towel rail.

**BEDROOM 6**—A spacious Double room with in-built wardrobes. Currently dressed as a Twin.

**FAMILY BATHROOM**—Fully tiled to include a Bath, WC and sink.



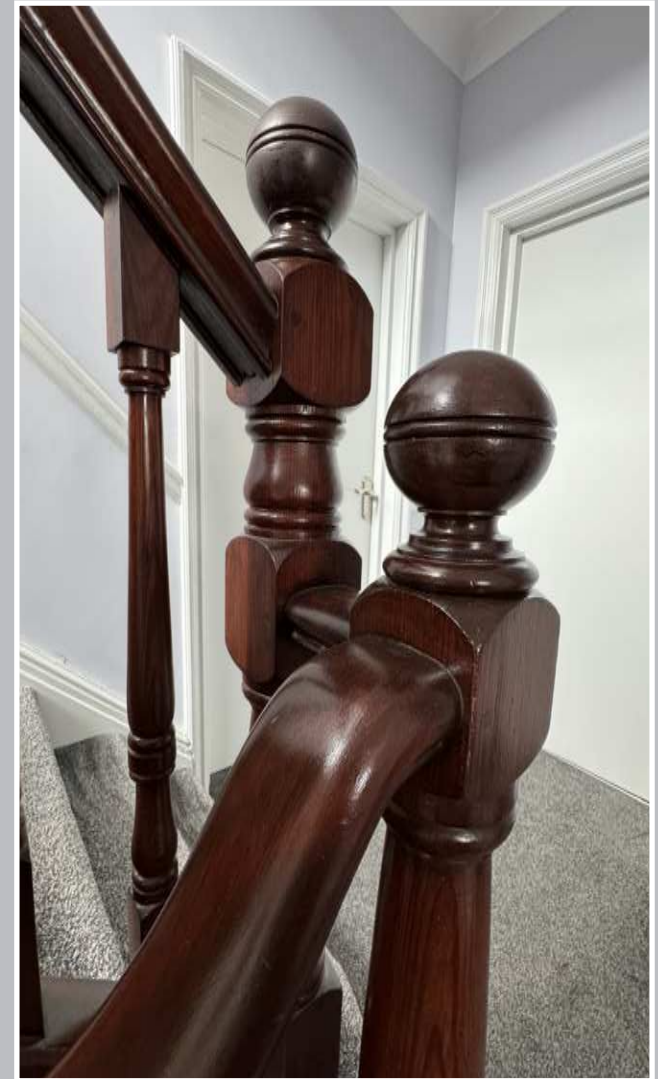


## SECOND FLOOR

Upon the landing of this floor is also a useful storage cupboard and additional accommodation:

**BEDROOM 7**— A generous Double room to the front of the property with ample space plus offering an Ensuite Shower room with contemporary tiling, WC, sink & heated towel rail.

**BEDROOM 8** — Double room within the eaves with space for wardrobes.





FLAT DRIVEWAY TO FRONT WITH  
AMPLE PARKING

PRIVATE & GATED PATIO SEATING  
AREA IN SHELTERED POSITION

ACCESSED FROM MAIN HOUSE /  
ANNEXE





Viewing by appointment through sole agents:

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

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

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