



SCAN QR FOR VIDEO



HOLMEDENE  
STUDLAND  
BH19 3AU

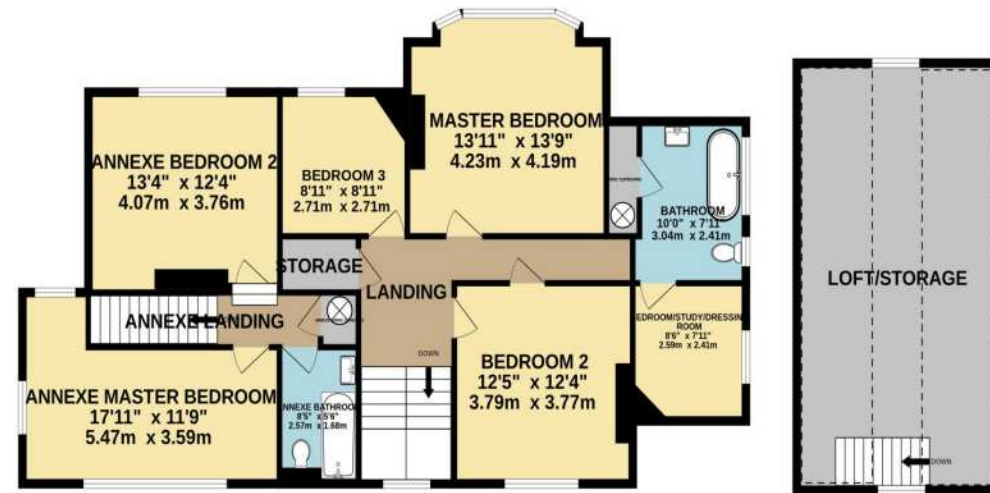
Outstanding & Characterful 5 Bedroom Detached property in unique coastal position in prime Studland Bay— offering panoramic harbour & rural views, expansive landscaped garden plot, successful annexed Holiday Let income. Guide Price

£5,000,000

ALBURY  
& HALL

**GROUND FLOOR**  
1730 sq.ft. (160.7 sq.m.) approx.

**1ST FLOOR**  
1517 sq.ft. (140.9 sq.m.) approx.



**TOTAL FLOOR AREA : 3247 sq.ft. (301.7 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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RARE TO THE MARKET – THIS  
UNIQUE DWELLING IN THE  
SOUGHT AFTER STUDLAND BAY  
ON GENEROUS PLOT

HOLMEDENE is a substantial and  
characterful detached property with  
expansive panoramic coastal views,  
offering the spacious 3 Bed Main House  
plus 2 Double Bed Annexe (a successful  
Holiday Let and income potential),  
Detached Garage which could be  
converted to additional accommodation  
(STPP).

All sitting on a generous sunny aspect  
plot of expansive Terraces, landscaped  
manicured lawns with infinity views  
over the Sea, Old Harry Rocks & Isle of  
Wight beyond.

Premium & Idyllic One-Off Holiday  
Home or Primary Residence on one of  
the finest coastlines in the UK.



ALBURY  
& HALL

Located on the waterside of nostalgic Studland Bay in the heart of the village, neighbouring  
the Bankes Arms and The Pig on The Beach, sits the spectacular property 'Holmedene'.



SET IN THE HEART OF  
STUDLAND BAY



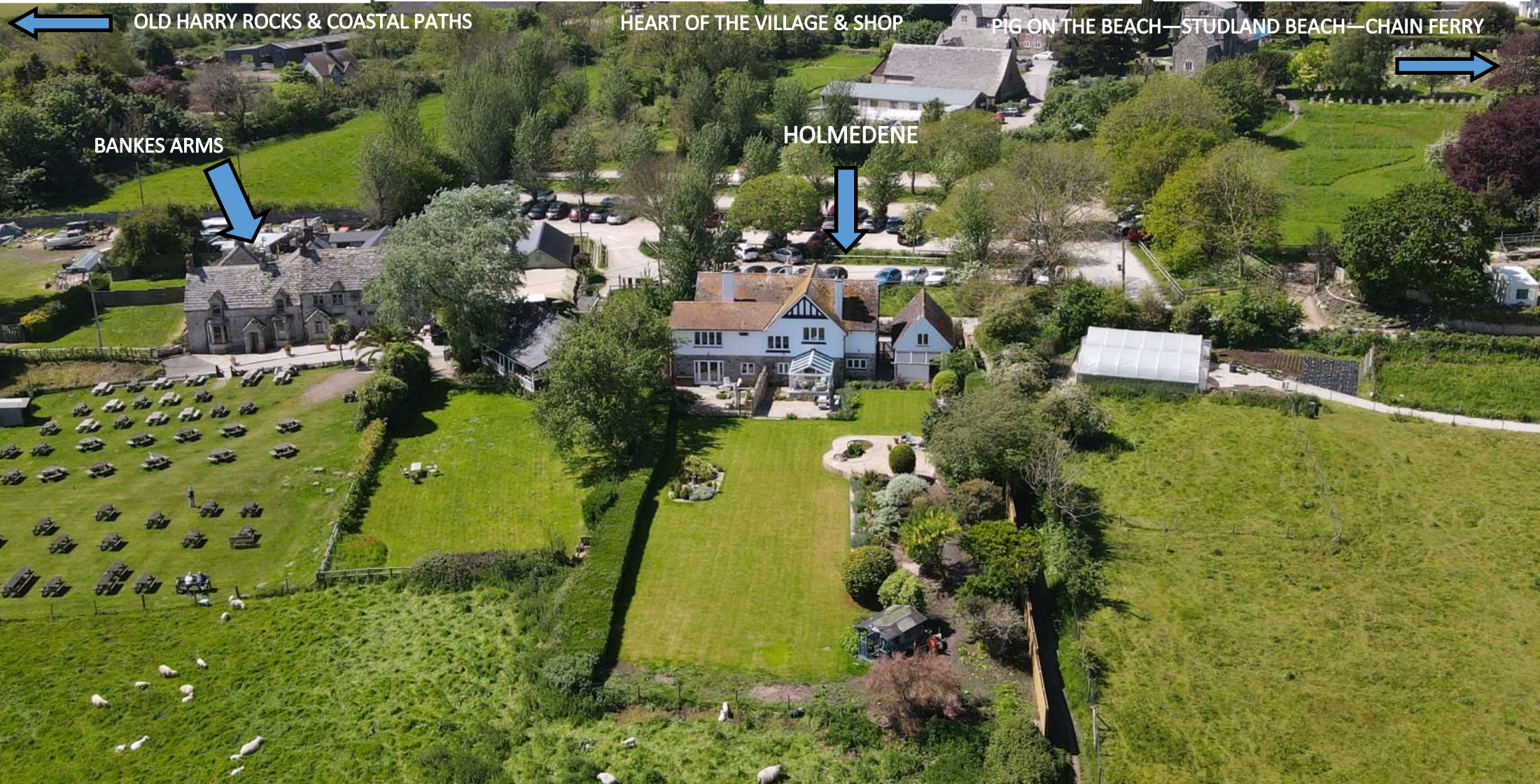
← OLD HARRY ROCKS & COASTAL PATHS

HEART OF THE VILLAGE & SHOP

→ PIG ON THE BEACH—STUDLAND BEACH—CHAIN FERRY

BANKES ARMS

HOLMEDENE



NATIONAL TRUST PROTECTED LAND—PATH LEADING DIRECT TO STUDLAND BEACHES



INFINITY LAWNS TO CASCADING SEA VIEWS OF ISLE OF WIGHT & OLD HARRY ROCKS





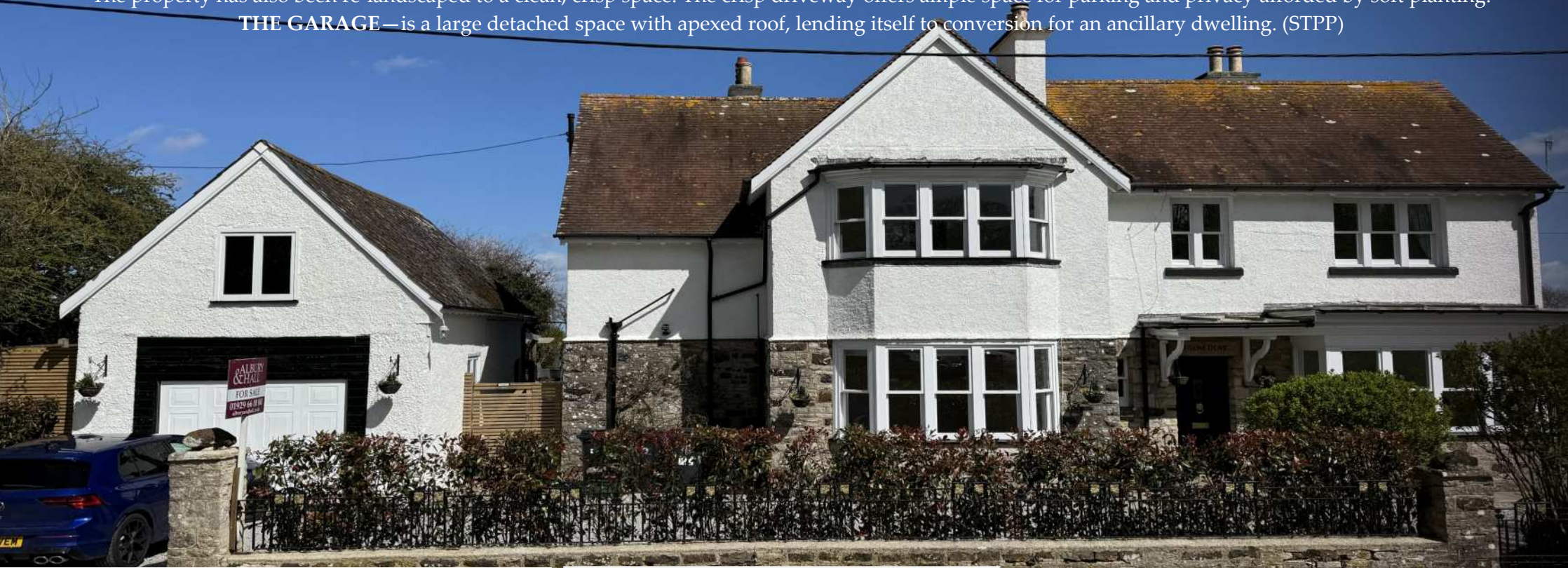
- Generous Plot with expansive coastal views
- Manicured garden with Pond, Patio seating areas & outbuildings with aesthetic screening
- Crisp gravel driveway for ample parking with natural screening
- Ability to extend house and / or Detached Garage (STPP)
- Land beyond National Trust owned & protected—offering uninterrupted views



**THE MAIN HOUSE** has recently undergone significant refurbishment throughout, to renovate this outstanding Studland Bay frontline house whilst retaining original characterful features. This is a spacious, light and bright home with fantastic, panoramic views from principal rooms afforded from new double glazed bay windows. Positionings like this rarely being on the market, the property is versatile in its layout to suit and could readily be altered or extended (STPP). Recently fitted with new handcrafted windows throughout, re-wiring, plumbing & fitted with contemporary practical Kitchen, new Bathrooms and with a full refurb to all rooms with décor in neutral beachy tones - the owner has made the home comfortable yet practical should new owners wish to put their own style with many opportunities to make further alterations to the beachfront home of their taste.

The property has also been re-landscaped to a clean, crisp space. The crisp driveway offers ample space for parking and privacy afforded by soft planting.

**THE GARAGE**—is a large detached space with apexed roof, lending itself to conversion for an ancillary dwelling. (STPP)



**ENTRANCE HALL**—A spacious & bright entrance hall leads through to:

**RECEPTION ROOM**—greeted by the front reception room with its high ceilings and large newly fitted double glazed, handcrafted windows with views to the front of the property, complemented with neutral décor—this feels a spacious, grand yet relaxing 'beach home' feel.

**LIVING ROOM**—also to the front of the property, this bright and spacious room also with high ceilings, benefits a large bay of new windows with views to the front of the property. A new heating system has been installed with rooms fitted with new electric radiators.

**WETROOM**—a tiled Wetroom with walk-in Shower, Sink & WC is accessed through from the reception room.

Formerly fitted with a back door—this creates a versatile use for these rooms, lending itself as a Ground Floor Master Suite / Annexe, or open up to the Kitchen with the Wetroom as use for Boot Room with ancillary access.

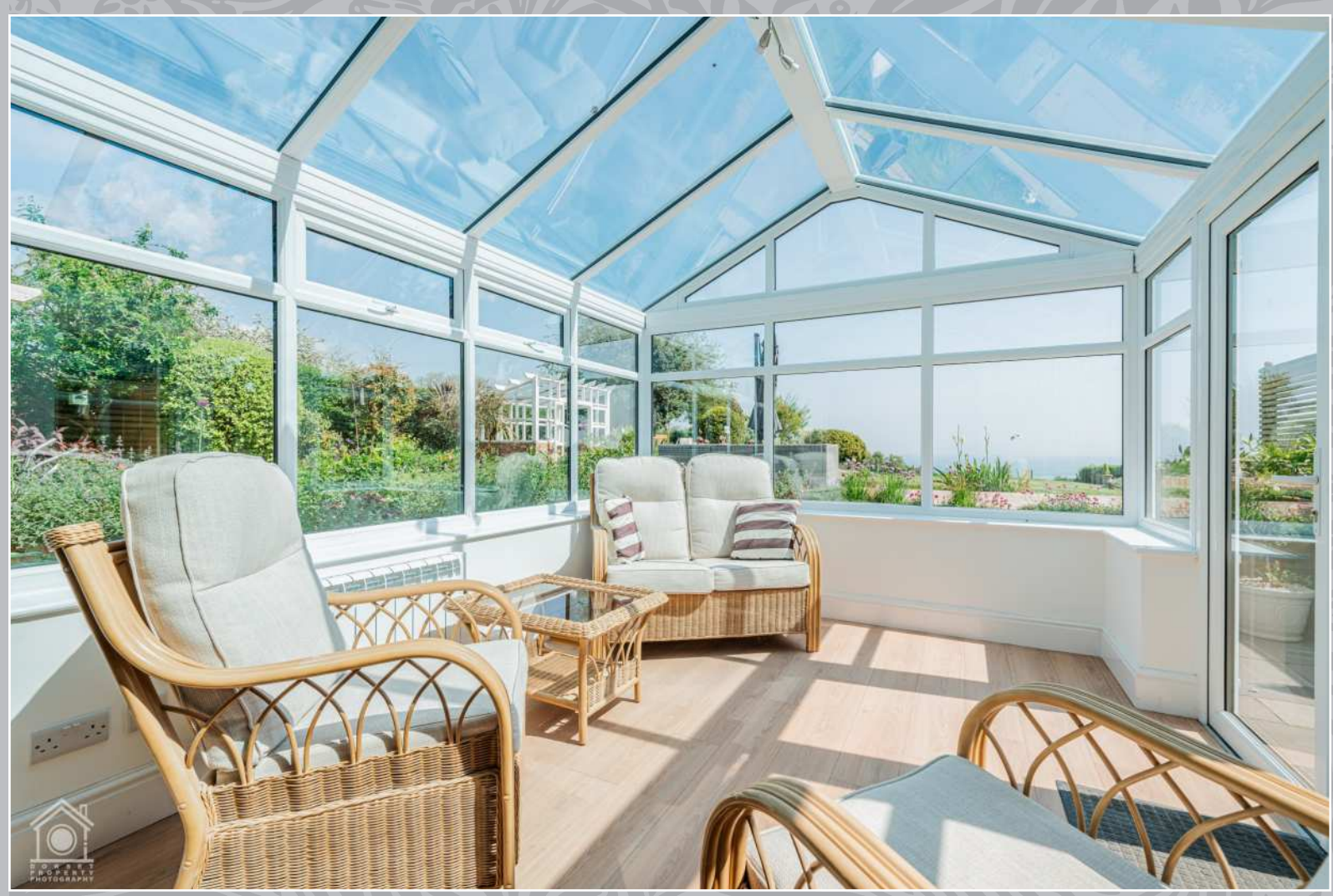




**KITCHEN-DINER** — The open plan, brand new Kitchen is contemporary and simplistic in design with black work surfaces and a fully tiled surround, fitted with an array of units with inbuilt new Oven, Microwave oven, Fridge/Freezer plus Wash machine. The kitchen sink with window above offers the most fantastic garden and sea views beyond. The wooden flooring leads through the Dining area where there is ample space for a large dining table, which in turn opens into the Conservatory.

**CONSERVATORY**— is a bright and good-size seating space to take in the panoramic garden & infinity sea views overlooking Old Harry Rocks. This opens out onto the expansive Terrace seating area.

**CLOAKROOM**—newly appointed with WC., & Sink with contemporary tiles.



## FIRST FLOOR

**MASTER BEDROOM** - To the front of the house is the spacious Master room benefitting high ceilings and a bay of windows creating a light & airy space.

**BEDROOM 2**—to the rear of the property boasts the impressive second bedroom, a generous double in size with characterful feature fireplace plus a panel of windows offering the incredible, panoramic view of the Sea and over Old Harry Rocks.

**BEDROOM 3**—also a double / twin room located to the front of the property.

**GUEST ROOM / STUDY**—this single room could also be utilised as a useful Study.

**MAIN BATHROOM**—newly tiled in fresh beachy colours, fitted with a freestanding Bath, WC, sink & vanity with large airing cupboard.

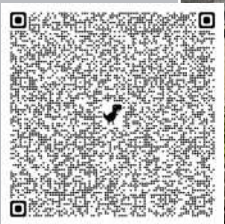
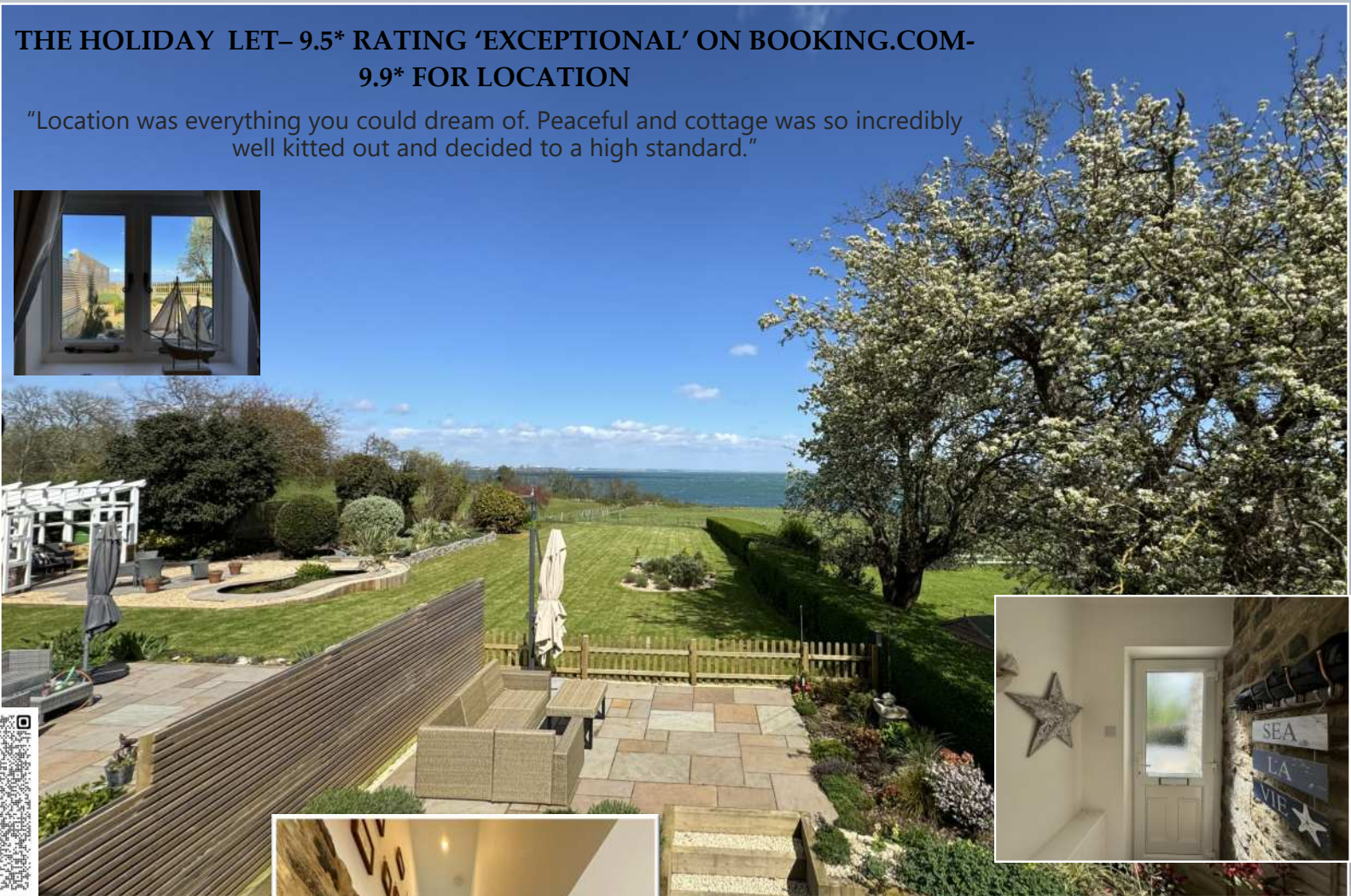


**THE ANNEXE**—The characterful 2 double Bedroom Annexe has been recently and tastefully re-designed, offering an exceptional coastal retreat with elevated sea views from all principal rooms. A new and contemporary Kitchen is fully equipped, with an open plan dining and sitting area. The exposed stone staircase leads to the 2 double rooms beautifully renovated, plus Bathroom. To the outside is an extensive Patio / Alfresco dining area. A beautifully renovated private space for family / friends for multi-generational use.

**THE HOLIDAY LET**—A most successful and sought after Holiday Let business in come can be generated from this property, boasting fantastic reviews and a proven income record. **QR LINK TO WEB PAGE**

**THE HOLIDAY LET—9.5\* RATING 'EXCEPTIONAL' ON BOOKING.COM-9.9\* FOR LOCATION**

*"Location was everything you could dream of. Peaceful and cottage was so incredibly well kitted out and decided to a high standard."*





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)**

**&ALBURY  
HALL**

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