



High Street

Swanage

BH19 2LZ

**BEAUTIFULLY PRESENTED & MAINTAINED 3 BEDROOM COTTAGE WITH
OFF ROAD PARKING & PRETTY LANDSCAPED GARDEN IN CENTRAL
TOWN LOCATION – POPULAR HOLIDAY LET OR COMFORTABLE HOME**

GUIDE PRICE £625,000

**ALBURY
& HALL**

Swanage is well known for being a family orientated seaside town, with the sandy beaches of Swanage Bay, Studland Bay and Shell Bay within a short walk or drive. The town has a diversity of shops, restaurants, cafes, public houses and attractions such as the Historic Swanage Steam Railway, The World Heritage Jurassic Coast and South West Coastal Path as well as all local amenities and schools.

The house, a construction of solid stone and render, with a granite and Purbeck stone mosaic face to the front first floor, dates back to 1859. Its first owner and reputedly builder too, was George Burt, one of the best known historical figures in Swanage and the town's greatest benefactor. Heading up Mowlem in London after learning the business of stonemasonry in the quarries around Swanage, Burt rescued many architectural relics from London projects and re-erected them around the town, giving Swanage the nickname "Old London by the Sea". One relic still sits on the external east wall of the house.

The current owner has carried out a complete house and garden restoration, honouring its location in the Conservation Area. Using the myriad colours of the surrounding landscape and with some luxury fittings and touches the house is immediately welcoming.







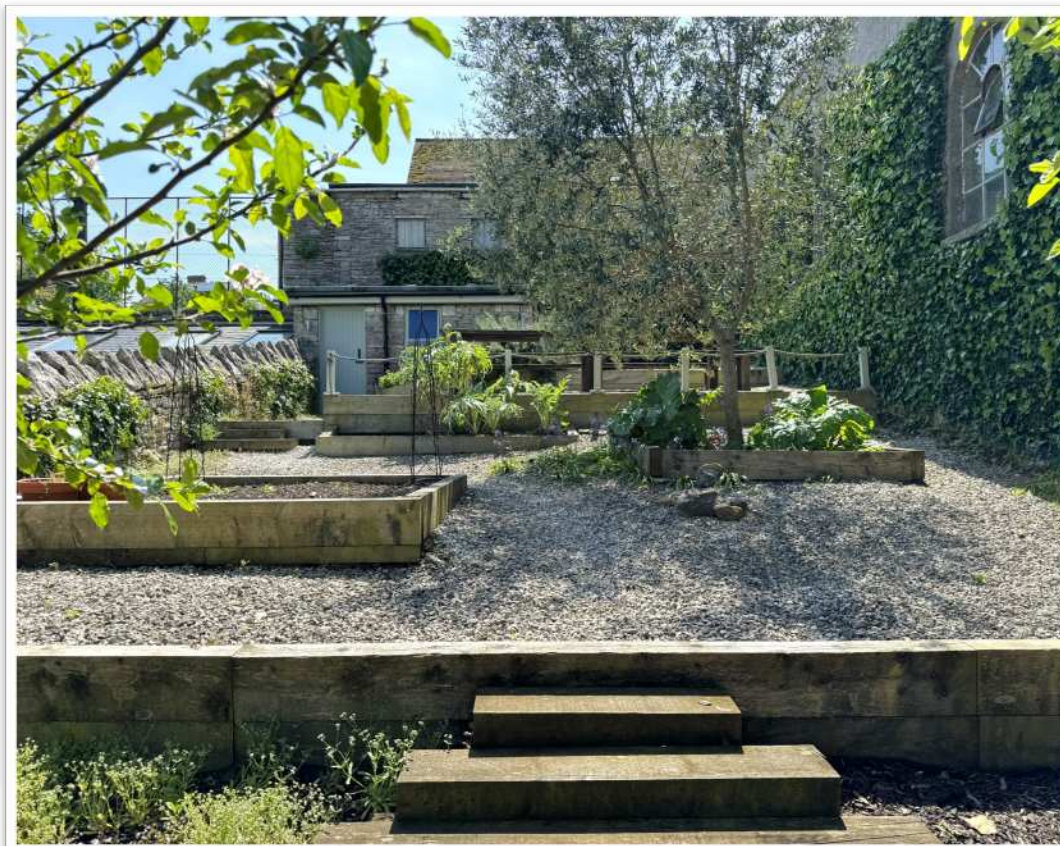
Stone steps lead up to the Front Door of the property which opens into the Hallway where there is space to hang coats and store shoes. The Living Accommodation is open-plan and runs the depth of the house. The Sitting Room part has ample space for comfortable seating and a statement fireplace with wood burning stove for cosy winter nights. The Kitchen/Diner has a stylish, informal layout with a combination of storage cupboards, open shelves, racks and rustic storage complimenting the very sociable space perfectly with the dining table set centrally. There is a dual butler sink, integral microwave, fridge, freezer, dishwasher, washer/dryer and free-standing Bertazzoni range cooker with extractor canopy over. The rear door opens from the Kitchen onto a small, sheltered courtyard that's perfect for extending entertaining space or as a quiet spot to sit and relax.

At the rear of the Kitchen double doors open into a ground floor Bathroom, a naturally lit room comprising a bath with handheld shower, wash basin, wc and heated towel rail.









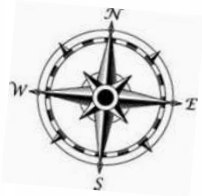
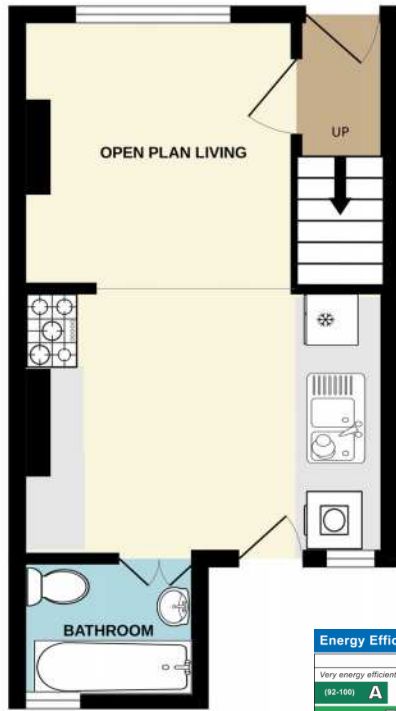
Stairs from the Hallway lead up to the first floor. Bedroom 1, to the front of the house, is a bright and spacious room with box bay window overlooking the rooftops to Ballard Down. It has generous built in wardrobes, bedside alcoves and a luxurious free-standing ball and claw bath is an opulent indulgence. Bedroom 2, to the rear of the house is a superbly light room, the south facing window extends elevated views over the very long garden, vistas changing with every season. Alcoves and shelves add character to this delightful room. The Family Shower Room off the landing comprises of double door corner walk in shower, wash basin and wc. With a large roof Velux this room is bathed in natural light. Bedroom 3 is located on the second floor, a great size bedroom with space for a Super King bed or for singles. A built-in single bed sits in the room's alcove and doubles up as a reading/games nook. This Bedroom has wardrobes built into the eaves, a work from home desk area and flooded with light from a roof Velux and dormer window offers stunning views towards Ballard Down and Swanage Bay. There is plenty of accessible eave's storage. The stair well is naturally lit with a Velux window at the top, 'porthole' type lights and handrail of stout marine rope with supports.



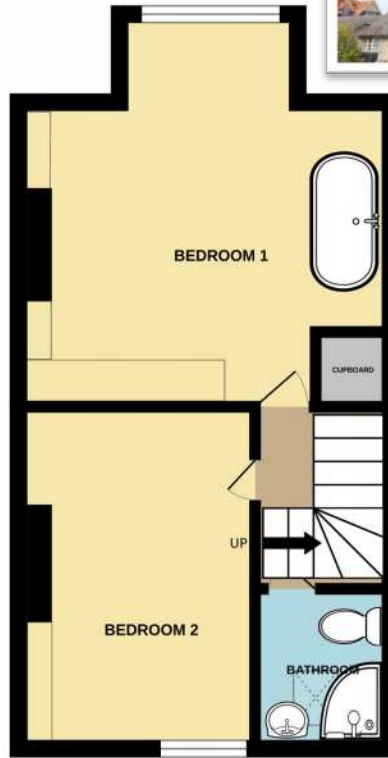
The garden, accessed through a gate from the Kitchen courtyard, is designed for low maintenance. It is flanked on one side by the neighbouring conservatory characterised by 7 high level arched metal windows. Designed around a series of tiers, there is an orchard, a herb bed and a potager. The focal point is a built-in table with bench seating for 10, made out of a single Douglas Fir from Dorset's Puddletown Forest. The large stone outhouse at the very top houses the current owner's bikes and beach kit. With all the core services in place it is ripe for conversion into a summer kitchen or studio.

Angel Cottage is enjoyed as a home and also as a seaside holiday let. It lends itself well to both and has an 8 year lettings history with over 170 top reviews

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	12	
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

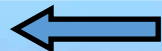


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Services:

- Mains Electricity
- Mains Water
- Mains Drainage/Sewerage
- Mains Gas—Gas fired central heating





BALLARD DOWN & ROUTE TO STUDLAND

HEART OF THE TOWN & AMENITIES

DURLSTON COUNTRY PARK



SWANAGE BAY & SANDY BEACHES

**CHAIN FERRY TO SANDBANKS,
POOLE & BOURNEMOUTH**

SWANAGE TOWN WITH ITS ABUNDANCE OF AMENITIES, RESTAURANTS & BOUTIQUE, NOSTALGIC

Angel Cottage is a fabulous holiday home with top guest reviews. Located in the heart of the Swanage Conservation Area and a 3 minute walk to the sea, it also has its own parking space right outside. The house has stunning views. It is also within easy reach of many of Dorset's leading destinations;
* Kimmeridge, home to Attenborough's Giant Sea Monster * Corfe Castle * Durdle Door * The Pig on the Beach



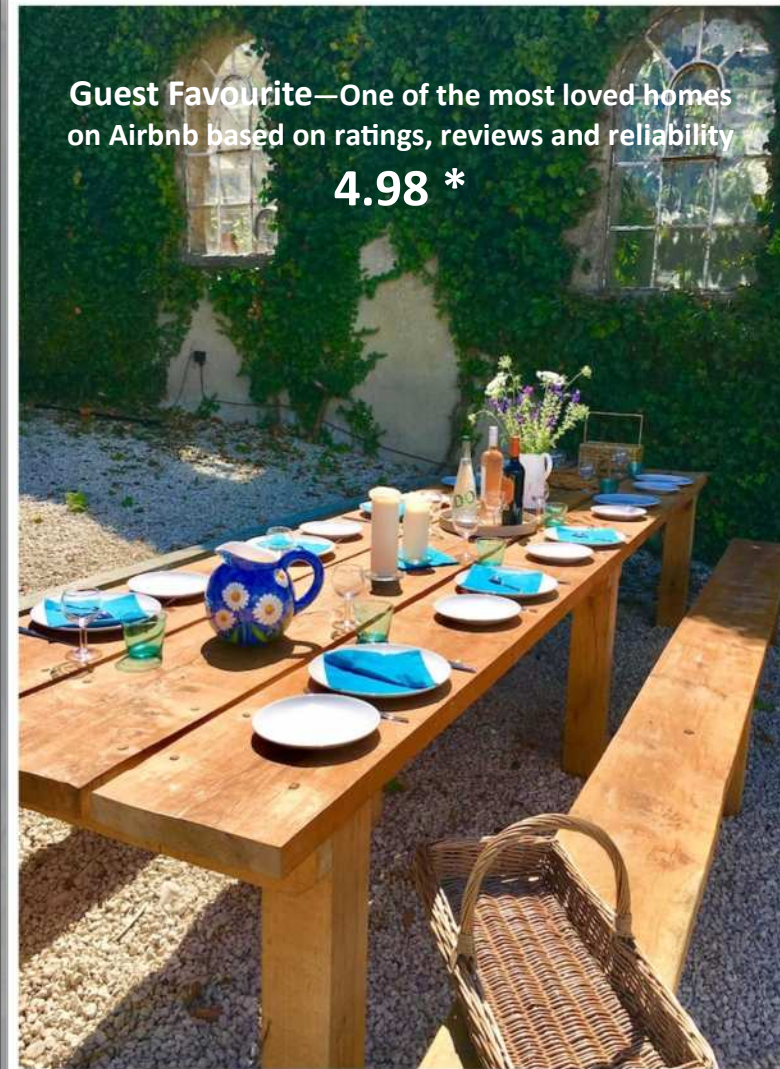
QR LINK TO HOLIDAY LET WEB PAGE.

REVIEWS:

"A truly lovely retreat in close proximity to Swanage's fabulous beach and pier. Wonderful home with great facilities making for a lovely cosy stay."

"The location is terrific and the parking space really helpful in the centre of Swanage. Everything in town was within walking distance but golf was also just a 15 min. drive and loads to see and do in the area."

"What a wonderful find! Lovely house in perfect location to explore Swanage and the surrounding areas. The town with its cafes and gift shops are all minutes away by foot, as well as the beach, the steam train to Corfe Castle is easily walkable too and a fun day out with children. Lulworth Cove and the amazing English Coast is a 40 minute drive."



Guest Favourite—One of the most loved homes on Airbnb based on ratings, reviews and reliability

4.98 *





Viewing by appointment through sole agents:

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**ALBURY
& HALL**

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