



Lighthouse Road

Swanage

BH19 2JH

**SUBSTANTIAL 3 BEDROOM DETACHED HOME WITH INTEGRAL
DOUBLE GARAGE ON A LARGE PLOT IN PEACEFUL SETTING,
AMPLE PARKING & CLOSE TO DURLSTON COUNTRY PARK**

Guide Price £1,245,000

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Swanage and Studland are renowned for long sandy beaches and pretty coastline, being at the start of the World Heritage Jurassic Coastline. Swanage has many shops, restaurants, public houses and the Historic Steam Railway, this along with the safe, sandy beaches makes an idyllic location for any home. The property is within a 15 minute' walk of the beach, there are the most spectacular walks to Swanage town, Durlston Country Park, the South West Coast Path, Ballard Down, Old Harry Rocks, and over the hill to Studland with the Bankes Arms, and Pig on the Beach Country House Hotel.

DURLSTON HOUSE is a substantial and nostalgic detached property with ample scope for refurbishment or extension (STPP) sitting centrally within its' generous plot and versatile accommodation.



The property itself is in an elevated position, offering a long sweeping driveway plus spacious front garden, mostly laid to lawn , with a parcel of woodland offering privacy to the front.

The house is arranged with open plan living accommodation over the ground floor, whilst offering sea views with 3 double Bedrooms on the first floor in approximately 2200sq ft. The integral double garage, Utility and Store Rooms on the lower ground could readily be converted into ancillary accommodation or the Main House extended within the generous front and rear garden, plus ample parking





Upon entering the house you are greeted with a grand front door into the Entrance Hall, offering plenty of space for furniture and under stairs storage plus a Cloakroom.

THE LIVING ROOM— is a bright dual aspect room with views over the garden, wooden floors and a feature fireplace.

THE KITCHEN— is an open plan, contemporary Kitchen with Island/Breakfast/ Dining area adjoining. The Kitchen faces the front of the property with integral appliances and a range of fitted units. There is also an internal access through to the Utility Room , 2 further large Store rooms, plus integral access to the double Garage.

THE CONSERVATORY—This extension to the original house serves a great purpose as existing footings and is open from the Dining Area - making this side of the house feel particularly bright and spacious. The conservatory also has double doors opening onto the terrace and garden beyond—an ideal space for entertaining.





THE MASTER SUITE— is well designed with plenty of space, built-in wardrobes, large windows and double doors to a Juliette balcony highlighting the elevated garden and sea views beyond.

The spacious Ensuite is fitted with traditional fittings of a Bath, sink and vanity unit, a generous walk in Shower, heated towel rail & WC.

BEDROOM 2—This spacious Double room benefits from built-in wardrobes and offers elevated views over the garden and sea.

BEDROOM 3—Also Double in size with built-in wardrobes plus additional space for furniture, this room also offers the elevated garden and sea views beyond.

FAMILY BATHROOM—consists of a Bath with shower overhead plus a sink in one room, with the WC separate in the adjacent room.

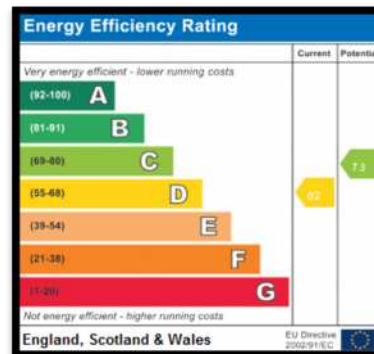
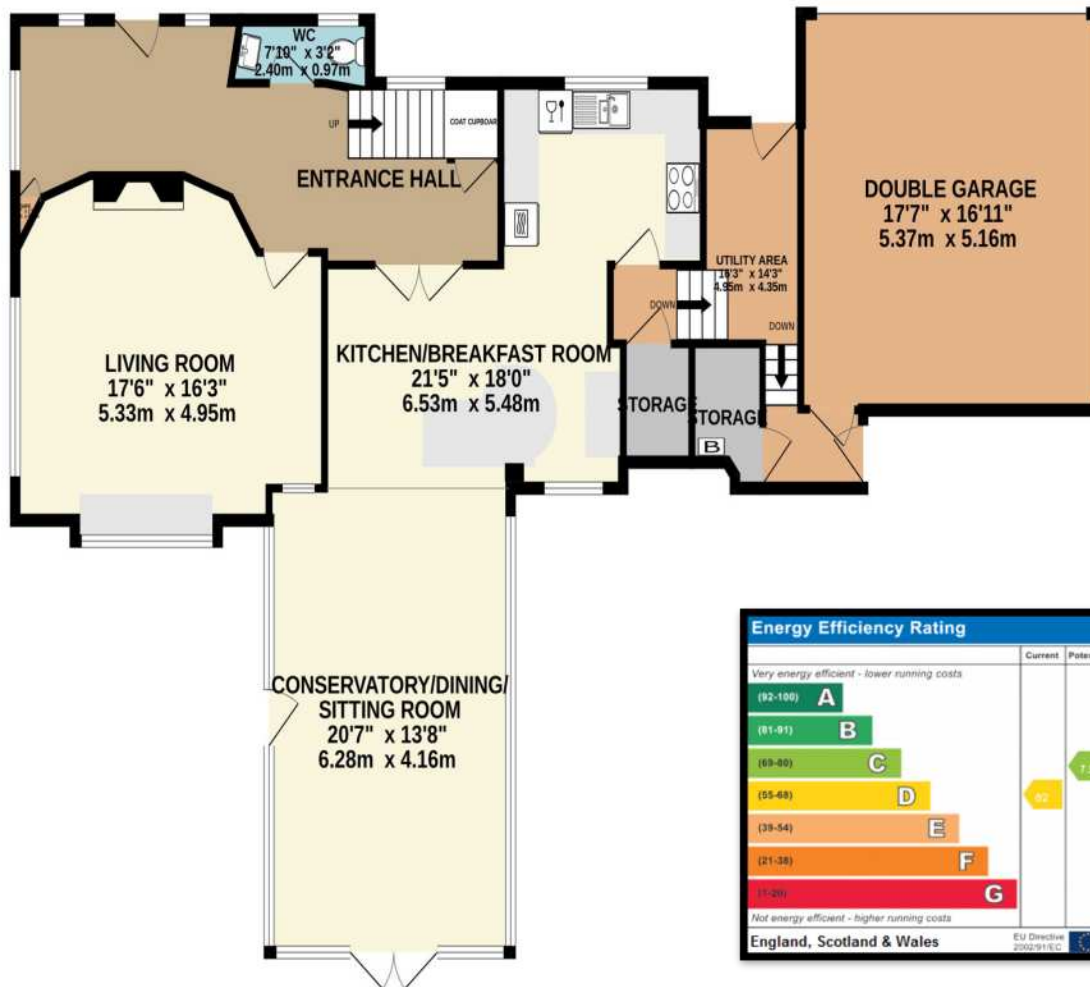


THE GROUNDS—The tiered rear Garden is South-Easterly facing and of a very good size with a wrap around terrace. This plot could possibly be split to add an additional property (STPP). Beyond the garden is the Durlston path and Sea to explore from the doorstep.

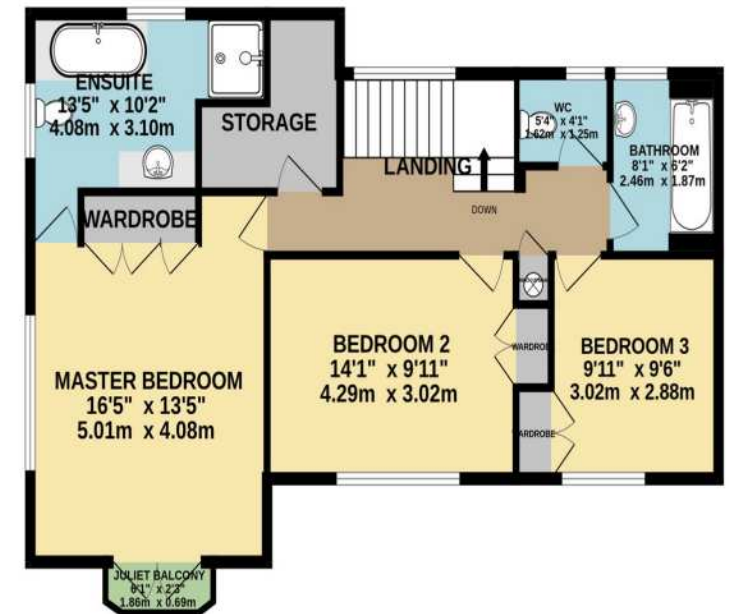
THE GARAGE—is a double space with power & lights, single height adjoining with integral access to the Utility / Store rooms



GROUND FLOOR
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 2242 sq.ft. (208.2 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



Viewing by appointment through sole agents:

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