



The Lane
Kingston
BH20 5LJ

**TRADITIONAL PURBECK STONE 3 BEDROOM COTTAGE IN SOUGHT AFTER
VILLAGE LOCATION WITH OFF ROAD PARKING, LARGE GARDEN &
AMAZING RURAL VIEWS OVER CORFE CASTLE TO POOLE HARBOUR**

GUIDE PRICE £725,000

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& HALL**







A traditionally built Purbeck Stone character Cottage, No.2 The Lane is the middle cottage in a terrace of three in the highly sought after village of Kingston. It has many original features including an Inglenook fireplace and some ceiling beams. The current owners have sympathetically refurbished this delightful cottage and it has been a successful holiday let for many years, generating both new and return visitors annually.

The Front door opens into the Dining Room, a character room with flagstone flooring and ceiling beams, there is plenty of space for dining table and chairs along with other furniture if required. The Kitchen leads off the dining room and is stylishly designed with a good range of wall and base units topped with granite worktop and flagstones on the floor. There is an integral electric oven with inset hob and extractor canopy over, services and space for dishwasher, washing machine and fridge/freezer. The Sitting Room is a lovely light room with windows and door overlooking the front garden, the centrepiece of this room is the Inglenook fireplace with original bread oven and fitted with a wood burning stove for cosy winter evenings. There is ample space for comfortable seating along with occasional furniture and TV. Bedroom 3 is located on the ground floor, suitable for a twin room or has potential to convert into a single room with a ground floor shower room/cloakroom (STPP).



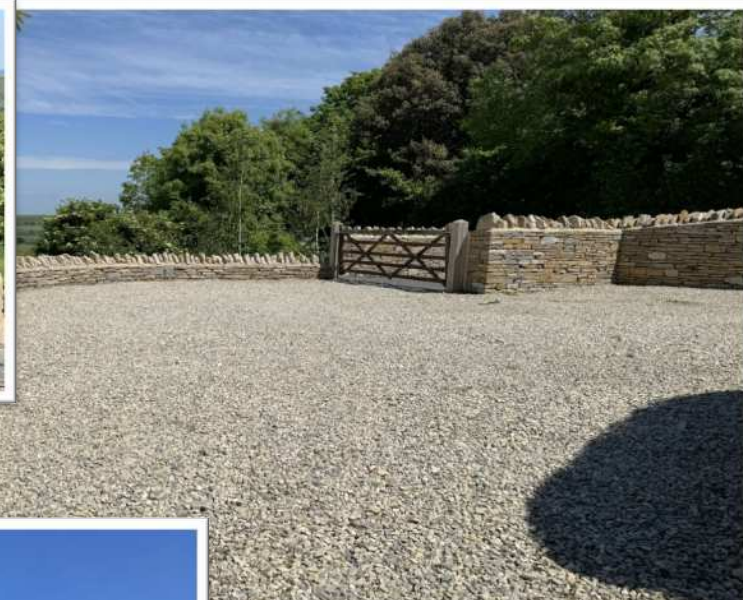




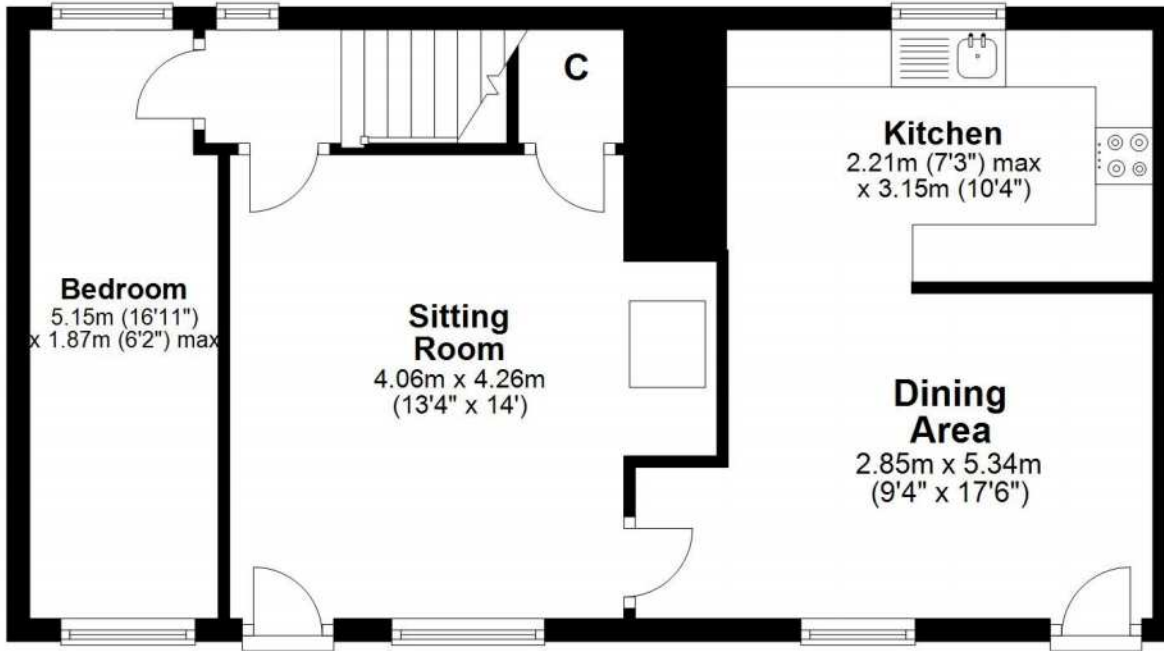
First Floor – The Master Bedroom is spacious easily accommodating a king-size bed and free-standing storage furniture, a fully tiled En Suite Shower Room with walk-in shower, wash basin with vanity unit and w.c. Bedroom 2 is another double room overlooking the garden, can be used as a double or twin with space for wardrobe storage. The Family Bathroom comprises of bath with overhead shower, wash basin and w.c.

Outside – The garden is south-east facing enjoying sunshine throughout the day. Immediately outside is a raised Purbeck stone patio area flanked with stone wall and hedging with park style railings providing safety from the drop in levels whilst retaining the visual impact of the garden. A few steps lead down to a path which leads to a stone-built summerhouse halfway down the garden, perfectly located to catch afternoon and evening sunshine whilst overlooking one of the best views in Purbeck, Corfe Castle through to Poole Harbour, stunning scenery at any time of year. There is a second stone terrace to the side of the summerhouse and a lawn extends the length of the garden perfect for family games. At the end of the garden is a large, gravelled parking area enclosed with stone walling and an inverted gated entrance from the main road.

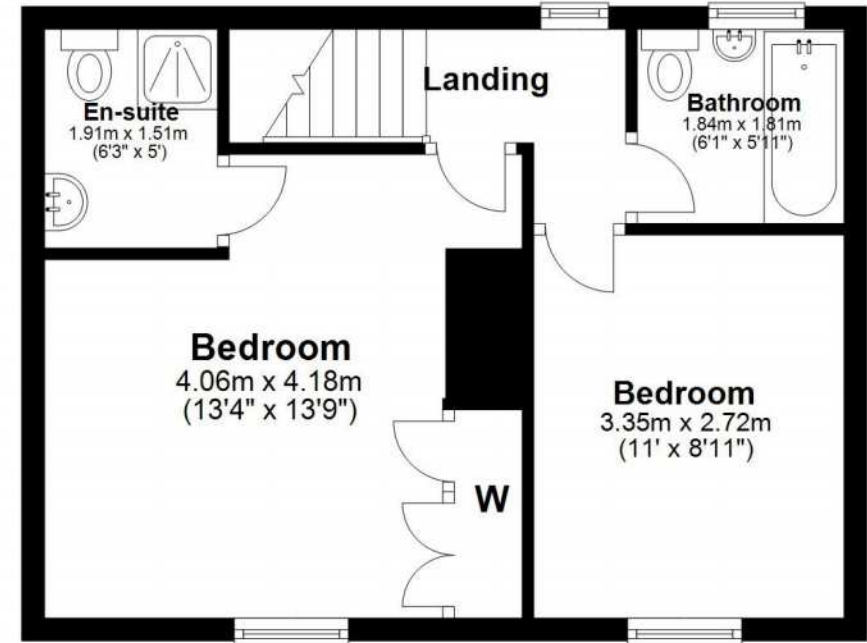




Ground Floor



First Floor



Total area: approx. 90.1 sq. metres (969.7 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.

Services:

Mains Electricity

Oil Fired Central Heating

Privately owned Water supply (Encombe Estate) &

Mains Drainage/Sewerage (Scott Estate)

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		



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

This mid-terrace cottage, which has recently been refurbished enjoys a pleasant rural location just two miles south of Corfe castle on the Isle of Purbeck peninsula. The castle itself is one of the area's most popular attractions, and is over one thousand years old, making it a fascinating place for a day trip. To the east of the property, meanwhile, just a short drive away, the seaside town of Swanage offers an impressive four miles of sandy beaches, ideal for sunbathing, paddling, and swimming, and even offers the chance to hire canoes and pedaloes, as well as traditional beach huts and boat trips. Some twelve miles west of the property, Lulworth Cove and the iconic arch of Durdle Door, provide a wonderful backdrop for enjoying coastal walks, whilst the village of Lulworth is home to numerous eateries, making it a pleasurable place to spend an afternoon.



QR LINK TO HOLIDAY LET WEB PAGE.

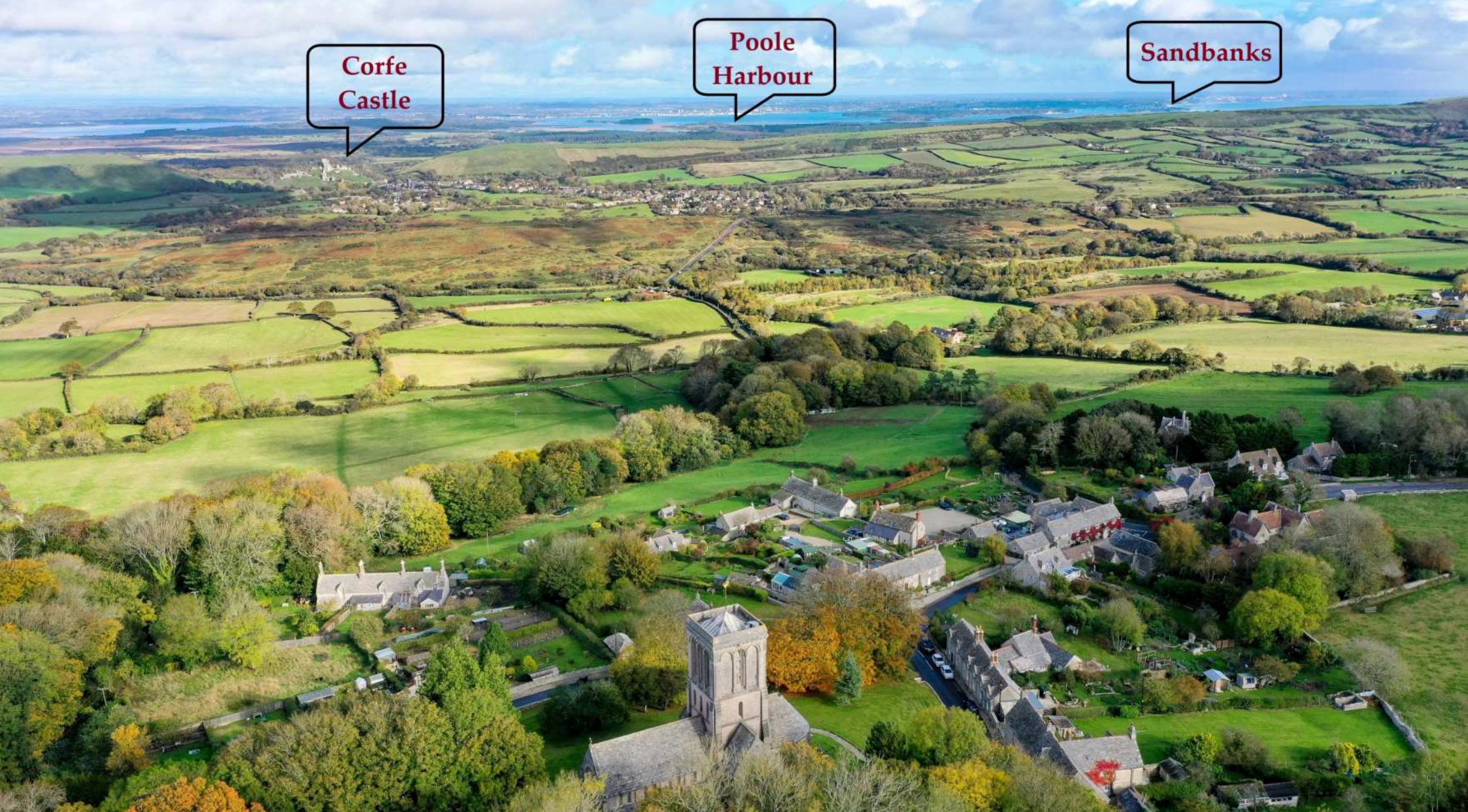


Reviews:

***** We thoroughly enjoyed our week in the beautiful Isle of Purbeck. Views from the cottage are stunning. The garden is large and offers plenty of room for children to play. The cottage is a great place to stay to explore the area.

***** A really good, comfortable and well equipped cottage and garden in a superb location for exploring Purbeck and with excellent walks from the door.





Corfe
Castle

Poole
Harbour

Sandbanks

Viewing by appointment through sole agents:

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