



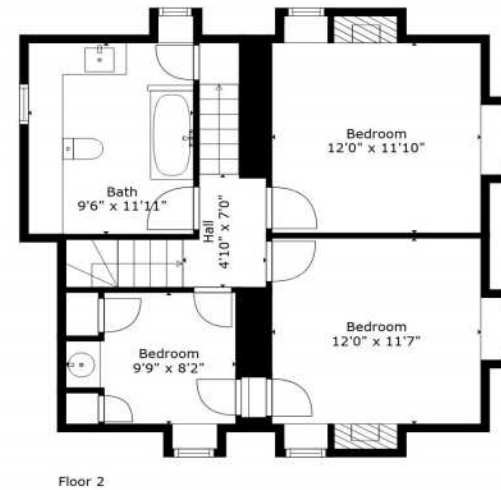
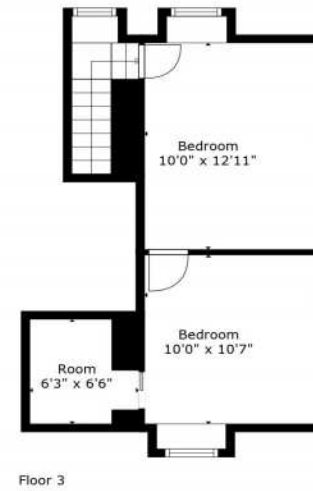
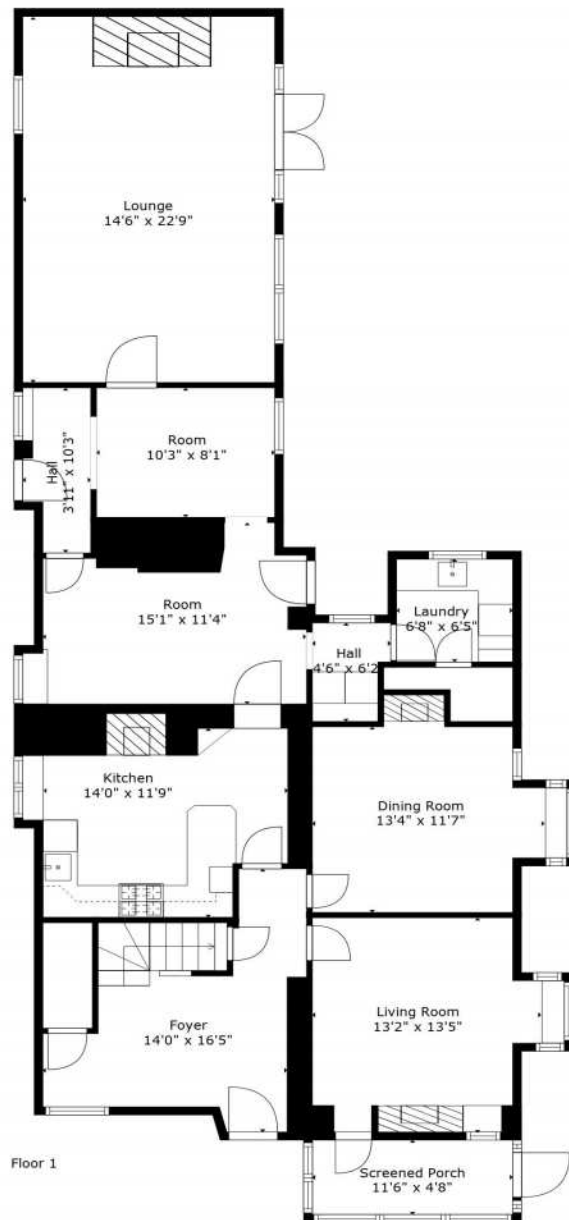
Gilbert Road  
SWANAGE  
BH19 1DY

A substantial, detached, 5 Bedroom Grade II Listed characterful Farmhouse in central town location with expansive wrap around gardens, Self-Contained Annexe, 2-Storey Triple Garage, numerous outbuildings & large driveway.

Guide Price £1,495,000

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

**TOTAL: 2598 sq. ft**

FLOOR 1: 1455 sq. ft, OUTBUILDING: 305 sq. ft, FLOOR 2: 611 sq. ft, FLOOR 3: 227 sq. ft

EXCLUDED AREAS: SCREENED PORCH: 53 sq. ft, LOW CEILING: 130 sq. ft

Whilst every attempt has been made to ensure the accuracy of this floor plan. All measurements are approximate and for display purposes only. Created by dorset property photography.





THIS TRADITIONAL , GRADE II LISTED PURBECK STONE FARMHOUSE IS A RARE GEM WITH  
OUTBUILDINGS, WORKSHOPS, GARAGING, SUMMERHOUSE AND GARDENS  
A PRIVATE OASIS IN TOWN



AN OASIS IN THE HEART OF SWANAGE TOWN

AN IDYLIC ONE-OFF PRIMARY  
RESIDENCE WITH OUTBUILDINGS  
PRIME FOR CONVERSION INTO  
ADDITIONAL DWELLINGS IN  
THIS NOSTALGIC LOCATION BY  
THE SEA.

NORTHBROOK —is a traditional  
Farmhouse steeped in history and  
tucked behind Purbeck stone walls,  
a private oasis with the bustle of  
town and the steam railway on the  
doorstep.

Above the triple Garage with wine  
store is an expansive area ideal for  
additional accommodation. Numerous  
outbuildings and summerhouses make  
this a versatile property with flexible  
accommodation.



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 BALLARD DOWN & JURASSIC COASTAL PATHS

TOWN CENTRE & SHOPS

STUDLAND BEACH—CHAIN FERRY—SANDBANKS 



SET IN THE HEART OF SWANAGE — WITH AN EASY FLAT WALK DIRECT TO THE TOWN & BEACHES





## THE MAIN FARMHOUSE

*A much loved family home*

Northbrook is abundant in character with many traditional features including wooden beams, open fireplaces to principal rooms, stone floors and an Aga cooker.

The ground floor comprises of a spacious entrance foyer, traditional Farmhouse-style Kitchen, Utility, Living Room, Dining Room, 2 further Reception Rooms and Principal Lounge. The first floor benefits from spacious bedrooms and a family bathroom. The second floor offers an additional 2 inter-linked bedrooms with beautiful views across the town and hills beyond. The annex offers an additional double bedroom, bathroom plus sun room for guests.

To the outside is a generous garden plot easy to maintain with patios and terrace areas.







*CHARACTERFUL FARMHOUSE WITH PLENTY OF CHARM*



## GROUND FLOOR

**ENTRANCE FOYER**—Gives a superb first impression to the home with ample space and Flagstone flooring.

**W.C.**—a useful W.C. and sink facility to this floor is also contemporarily tiled and in neutral tones.

**LIVING ROOM**—this exceptional room offers a sense of grandeur with high ceilings, dual aspect bay windows over the gardens, open fireplace and access to the sun room / conservatory. This room is spacious and bright.

**DINING ROOM**— the generous dining room also benefits high ceilings and a bay sash window over the garden, plus fireplace and integral store cupboards for dining ware.







**KITCHEN**—the Farmhouse Kitchen is positioned in the heart of the home with wooden beams overhead and a warming Aga oven inset within brick alcove. There is an array of cupboards and a central island for storage, plus sink, dishwasher and electric oven. The pretty window with window seat overlooks the well-kept front lawn of the property.

**UTILITY**— a Utility Room adjoins the Kitchen providing the space for all white goods and an additional sink.





## GROUND FLOOR (CONTINUED)

**PRINCIPAL SITTING ROOM**— is an impressive space with high vaulted ceilings with wooden beams, focal open fire with brick surround and beam lintel plus dual aspect windows allowing plenty of natural light. This is a grand and spacious room with plenty of space for furniture. In addition, the double doors open out onto the Patio and gardens beyond.

**ENTRANCE/ RECEPTION ROOM 1**—a stable door from the front drive of the property opens into an entry porch, leading into this first reception room—fully tiled, this is ideal for entrance hallway furniture and complete with a built-in Safe.

**RECEPTION ROOM 2** - also tiled, this is a versatile room adjacent the Kitchen and could be used as a Home Office / Study with window over the front of the property.







A PRIVATE OASIS HIDDEN BEHIND PURBECK STONE WALLS IN A NOSTALGIC SETTING



## FIRST FLOOR

**BEDROOM 1** — The impressive Main Bedroom is particularly spacious and characterful with high ceilings, open fireplace, dual aspect windows with a bay window providing a pretty outlook over the garden beyond.

**BEDROOM 2** — Also a similarly spacious and characterful double room with the high ceilings, open fireplace, dual aspect windows with a bay window providing a pretty outlook over the garden and town beyond.

**BEDROOM 3 / DRESSING ROOM** — a good-sized room with built-in eaves storage plus sink and vanity unit.

**FAMILY BATHROOM** — is generous in size and fitted with an array of storage cupboards, Bath with shower overhead, WC and sink. This bathroom features wooden beams and a skylight.







**SECOND FLOOR**

Set within the eaves of the house are the inter-linked two further generous double bedrooms 4 & 5.

Both rooms are generous in size and characterfully designed, with built-in eaves storage cupboards, wooden beams and cottage-style windows to the steam train below.

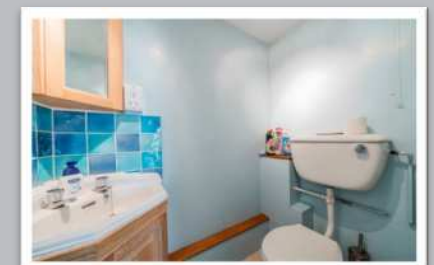






### **GUEST HOUSE / ANNEXE**

Attached to the Main House is the separate Annexe suite. Entered via the Patio area, there is a Sun / Sitting Room with double doors leading into the spacious double Bedroom. There is also a Shower room with shower, sink & WC with contemporary tiling. This annexe could be readily utilised as a Guest Room or sizeable enough to instal a Kitchen to become self-contained with a private terrace area and separate entrance for a prime Holiday Let in town or even for a Live-In Carer.







FARMHOUSE GARDEN & TERRACES





**\* 2 Storey Triple Garage with wine cellar, external staircase leading to 1st floor with good ceiling height and windows—prime for fitting as additional accommodation**

**\* Large driveway with ample parking**

**\* Numerous & interesting front gardens**

**\* Outbuilding with patio doors, power and light—prime for conversion into additional accommodation**

**\* Various Summer houses**







Viewing by appointment through sole agents:

**Albury & Hall 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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