



Honeysuckle Cottage  
**KINGSTON**  
BH20 5LH

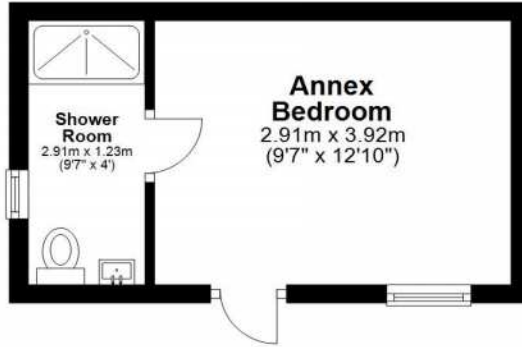
Exquisitely Renovated & Characterful 3 Bedroom Quintessential Purbeck Stone Cottage tastefully fitted in sought after Village location – offering elevated Rural Views, Front & Rear Garden, Parking and an established Holiday Let portfolio generating a strong income.

**Guide Price £740,000**

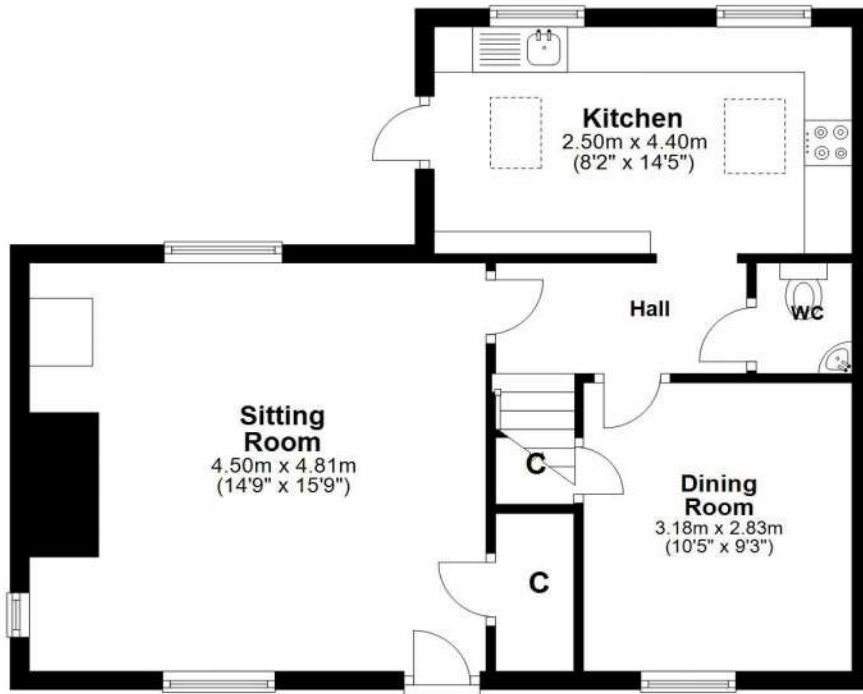
**ALBURY & HALL**

## Ground Floor

Approx. 65.7 sq. metres (707.2 sq. feet)

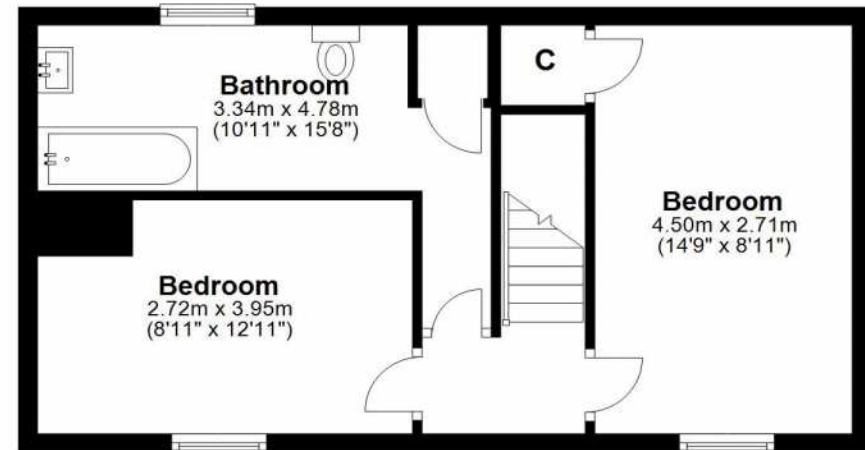


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		87
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	39	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



## First Floor

Approx. 39.4 sq. metres (424.4 sq. feet)



Total area: approx. 105.1 sq. metres (1131.7 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.

Located within the rural, elevated Purbeck village of Kingston, adjacent the fantastic St James' Church, with impressive views down the valley over Corfe Castle and toward Poole Harbour, sits the quintessential Purbeck Stone terrace cottages.

HONEYSUCKLE COTTAGE is the end of terrace and the most elevated, directly adjacent the magnificent Church. This traditional Purbeck Stone cottage has been tastefully re-designed and refurbished throughout with accommodation comprising a Kitchen, Sitting Room, separate Dining Room, 2 Double bedrooms plus large Bathroom. In addition, the Annexe now offers a further Double Room plus Shower Room. There is a sizeable both front & rear garden to the property offering fantastic elevated views. Off-road Parking space.



ALBURY  
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KINGSTON VILLAGE— A mile from the Jurassic Coast & South West Coast Path, sits traditional cottages built of the local Purbeck stone, an imposing local church and popular village pub. ONE-OFF PRIMARY RESIDENCE OR INVESTMENT OPPORTUNITY FOR HOLIDAY LET WITH SUCCESSFUL GOING CONCERN.



KINGSTON VILLAGE IS PERFECTLY LOCATED HIGH IN THE  
PURBECK VALLEY—OVERLOOKING CORFE CASTLE AND  
POOLE HARBOUR

**ENTRANCE**—The property is provided access from the pretty front garden giving the first glimpses of the impressive elevations and rural setting, with a stone path leading to the characterful front elevation and front Stable Door. quiet courtyard with communal outside space and private seating area to the front. The Hallway creates a bright, crisp and clean impression with wood style flooring flowing throughout to the principal rooms

**LIVING ROOM** is crisp and homely in design, with stone floor and exposed Purbeck Stone wall, plus Wooden Beams and a large Inglenook fireplace with Log Burning Stove creating a most cosy and characterful room.

**KITCHEN**—The contemporary yet characterful Kitchen has been beautifully refurbished with Quartz worktops and fitted units to include built-in Fridge/Freezer, Dishwasher, Washing Machine, Oven and gas hob plus Belfast-style sink. The Kitchen benefits from a vaulted ceiling with Velux ceiling lights for ample natural light plus back door opening onto the Terrace for outside Bistro space & pretty garden beyond.

**DINING ROOM** is also a clean and characterful space with an open fire, exposed beams and cottage style windows to the garden—offering ample space for entertaining.



Bedroom 1 is a lovely double room with east facing window overlooking the front garden, Village and Purbeck hills beyond. Up lighting wall lights provide soft ambiance to the room and there is a walk in wardrobe/storage above the stair well.

Bedroom 2 also to the front of the house, is a nice double room with east facing window offering similar views to Bedroom 1 and ample space for bed and other bedroom furniture.

BATHROOM—the newly refurbished Bathroom is of a good size and tastefully redesigned combining traditional yet contemporary fittings. There is a Bath with overhead Shower and screen, Sink and vanity, WC and traditional heated towel rail.



To the front a picket gate provides entry to a path leading to the Front Garden with fantastic elevated rural views. Purbeck stone boundary wall, retaining walls, and steps to a stone bench add interest to the front garden softly planted with a variety of perennials and shrubs.

To the rear of the property a gated driveway provides a parking space and access to the single, detached, stone built Annexe separated from the rear garden by a stone wall and picket gate. The rear garden is beautifully landscaped in cottage style with a variety of plants climbing and tumbling over the stone retaining walls, whilst a lawn and sheltered patio provide a relaxing place for al fresco dining or just to sit. A beautiful, quiet and secluded retreat.



**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. CAN BE SOLD AS A 'TURN-KEY' WITH FURNITURE (subject to separate negotiation)

**REVIEWS:** *"Perfectly and newly renovated. Everything provided required for a perfect stay. Brand new, well equipped beautiful kitchen. Extremely comfortable beds. Cosy living room. Pretty garden. Excellent "*

Honeysuckle Cottage offers well-presented bedrooms, luxury interiors, and is surrounded by beautiful countryside - perfect for families or friends wanting a getaway and it's dog-friendly, too!

Honeysuckle is a three bedroom cottage; incorporating a 2 bedroom semi-detached cottage with a separate annex which contains an ensuite bedroom. This holiday home was fully refurbished May 2022 .

**Additional Amenities:** BEACH—5 miles away

Sleeps up to 6 people



**THE HOLIDAY LET- 4.5\* RATING** *'Peace, quiet and wonderful countryside.*

*A cosy, wonderfully renovated, functional and well equipped cottage in a beautiful and serene location. Our family had a wonderful time. Close to the main attractions of the Purbeck Isle, with plenty of walking trails also leaving from outside the front door. A stunning place to escape. '*

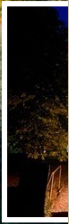


**St. Aldhelm's  
Head**

**Chapmans  
Pool**

**Hounstout**

Chapman's Pool is one of the most atmospheric spots on the Dorset coast, resonating through the centuries of fishermen, shipwrecked mariners and the occasional smuggler.



Viewing by appointment through sole agents:  
**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**  
**01929 66 00 00 info@alburyandhall.co.uk www.alburyandhall.co.uk**

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