



Coombe

Swanage

BH19 2JY

GRADE II LISTED 3 BEDROOM COTTAGE WITH SUPERB COTTAGE GARDEN, GARAGE & OFF ROAD PARKING ON THE OUTSKIRTS OF SWANAGE OVERLOOKING OPEN COUNTRYSIDE

Guide Price £575,000

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This Purbeck stone built, end terraced cottage on the outskirts of Swanage, but within walking distance of the town centre and beach, is a comfortable family home or holiday home with off road parking, garage and quintessential cottage garden.

The Front Door opens into an Entrance Lobby with ample space to hang coats and store shoes and follows through to the Utility Room which provides more storage, services for washing machine and tumble drier, with enough space for a secondary fridge/freezer if necessary. The central heating boiler is also located here. At the far end of the Utility Room is the ground floor Shower Room comprising of a walk-in shower with curtain, wash basin and w.c. The Kitchen/Dining Room is a lovely large room, the kitchen has been designed with a good selection of modern wall and base storage units with ample worktop space inset with 1½ sink with mixer tap and contrasting tiled splashback. There is an integral dishwasher and fridge along with a gas fired Aga for cooking. A return on the kitchen units enables a small breakfast bar and a natural divide between cooking and dining. The south/west facing kitchen windows overlook the garden and bring great natural light to the room.

The Dining end of this room has ample space for dining table and chairs as well a comfy sofa and French dresser.

The Living Room is a large dual aspect room with plenty of natural light, exposed stone walls and floor to ceiling stone fireplace for cosy, open winter fires. There is plentiful space for comfortable seating along with a couple of window seats.







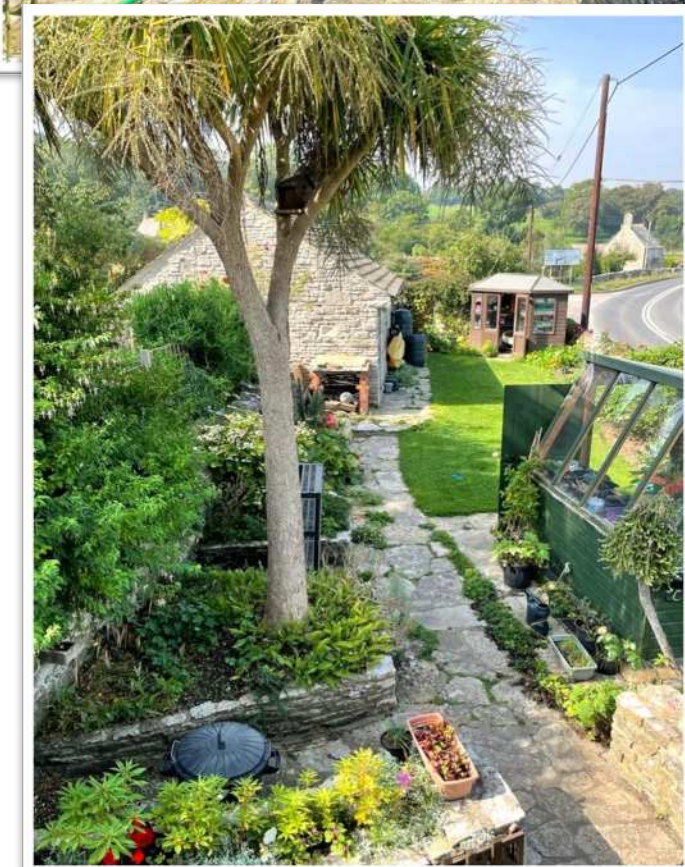
Stairs rise up from the Dining Room to the first-floor landing, 3 bedrooms and bathroom.

The Master Bedroom expands the depth of the house and is dual aspect south and west, a large room with built in wardrobes along one end wall.

Bedroom 2 is a south facing double room also with built in double wardrobe.

Bedroom 3 is the smaller bedroom ideal for single or small double, has a south facing window overlooking the rear garden and good storage space.

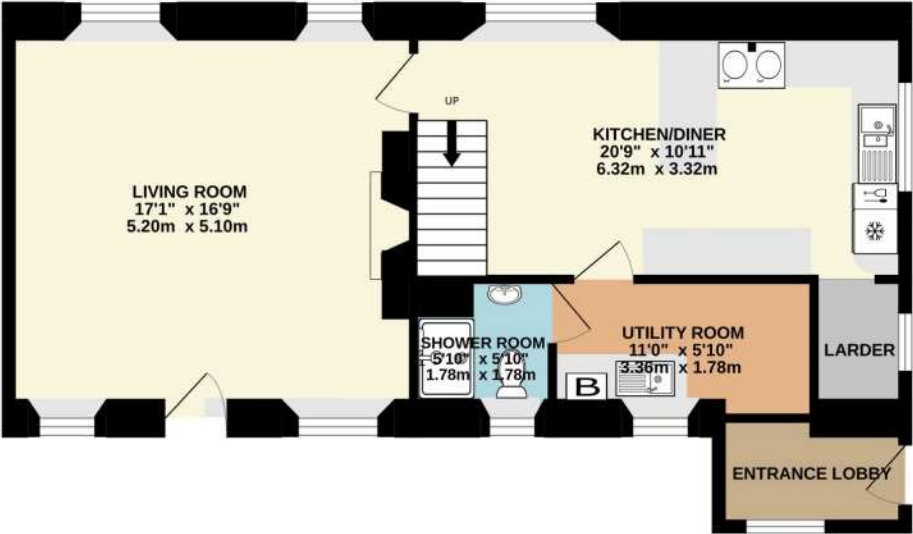
The Family Bathroom is partly tiled, consisting of a bath with handheld shower attachment, wash basin and w.c., along with an airing cupboard containing the hot water tank, and a second separate storage cupboard.



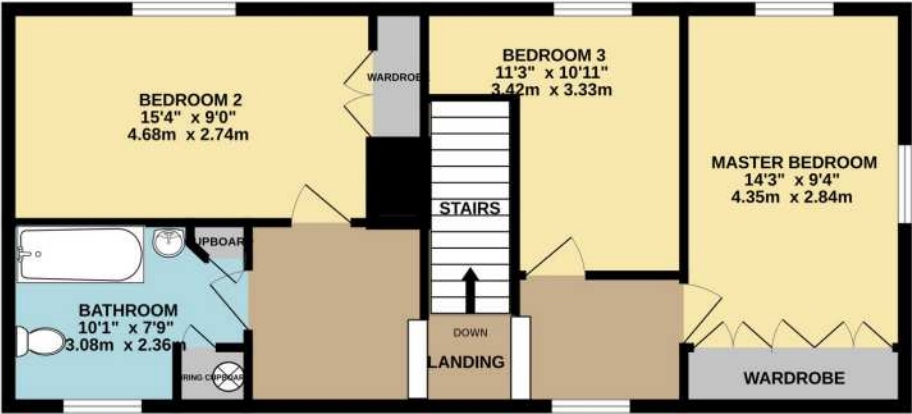
Outside – There is a detached garage and driveway parking for several cars. This beautiful cottage garden is set out over several levels retained by stone walls, separated into different areas to sit and relax in the sun or shade depending on your preference. There are two summerhouses, two greenhouses and garden shed storage. Lawns, formal and informal flower borders, paths and patios, vegetable gardens, fruit trees, variety of shrubs and a secluded swing all with a magical and traditional cottage feel.



GROUND FLOOR
653 sq.ft. (60.7 sq.m.) approx.

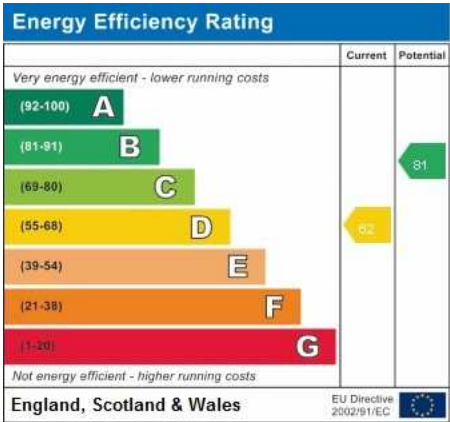


1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1278 sq.ft. (118.7 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 as to their operability or efficiency can be given.
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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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