



Peveril House

Peveril Road

Swanage

BH19 2DQ

**UNIQUE, PURBECK STONE, 7 BEDROOM HOME IN QUIET,
SECLUDED LOCATION WITH AMAZING SEA VIEWS ALL WITHIN A
SHORT WALK FROM THE TOWN CENTRE AND BEACH.
FULL OF TRADITIONAL CHARM – A HIDDEN GEM IN SWANAGE**

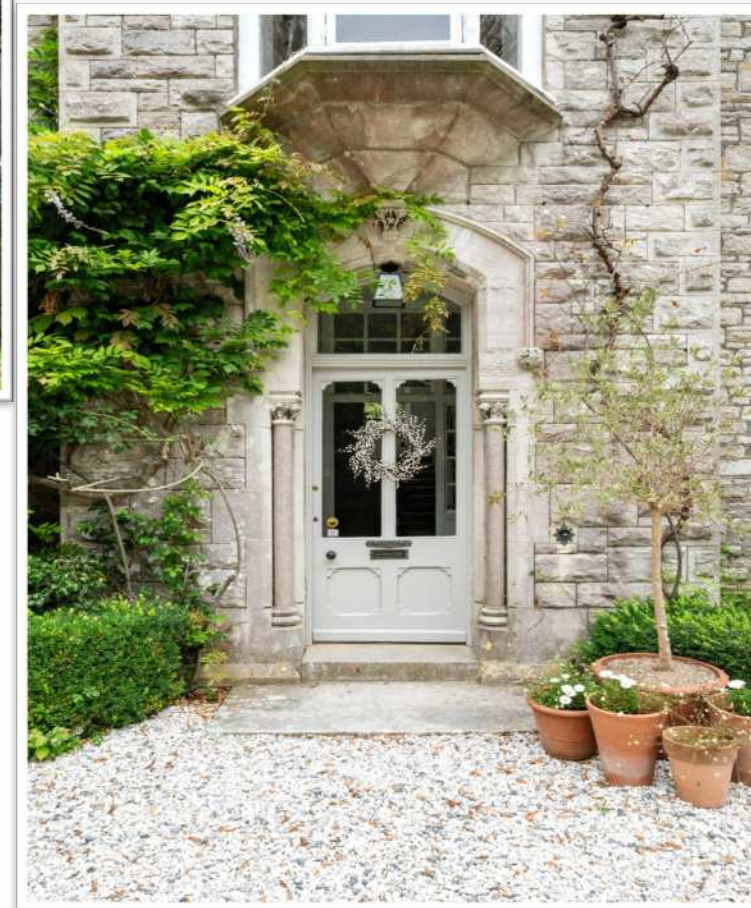
Guide Price £2,950,000

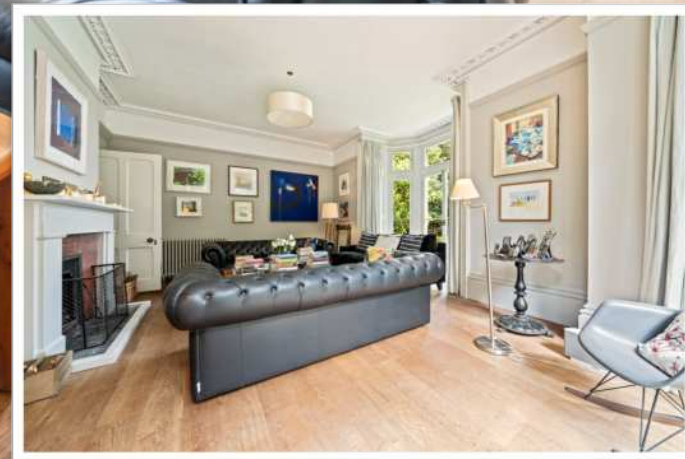
**ALBURY
& HALL**



Located on the outskirts of Swanage within a short walk of Durlston Country Park, this property has a very rural feel, with deer, badgers and owls often seen and heard in the vicinity. A hidden gem, secluded by mature trees and shrubs framing the views across Swanage Bay to Ballard Down, this is a haven of peace and tranquillity. Built in 1864 of local Purbeck stone under a clay tiled roof, this substantial house is attractive from every angle. Stone mullioned bay windows, ornate stone carvings, decorative timber fascia boards and cornerstone detailing add tasteful elegance to the property. Internally, high ceilings, decorative cornice, coving, and picture rails continue the classic charm and add to the stylish feel.

The Isle of Purbeck is a peninsula located in south Dorset. The area is home to some of the country's most well-loved towns and landmarks including Swanage, Studland, Corfe Castle, Lulworth Cove and Durdle Door. On Purbeck's boundary is Poole Harbour to the north - one of the world's largest natural harbours - with the remaining coastline being the start of the World Heritage Jurassic Coast and the South West Coast Path. Easily accessible from the house, this dramatic coastline is known for historic quarrying and tales of smuggling and shipwrecks. Swanage provides a wide variety of restaurants, pubs, shops, schools and all local amenities. Public transport runs from the town with a mainline train service at Wareham and the Sandbanks Ferry provides easy access to Poole and Bournemouth. A small cottage hospital provides a good service to the community with a triage nurse on hand during the day and working closely with the Swanage Health Centre.







A sweeping stone chipped driveway leads up to the front door which has an original doorbell pull. Entering the inner porch, there is space for shoes and coats with a second door opening into the entrance hall, a welcoming space with beautiful, original terrazzo floor tiles. The sitting room is dual aspect, with box bay floor to ceiling windows incorporating original shutters and French doors on to stone terraces and extending views over the garden to Swanage Bay and Ballard Down. There is ample space for comfortable seating and an open fire for cosy winter days. The formal dining room is a large room with a decorative marble fire surround with a functioning open fire and space for a large dining table and chairs. There are two box bay floor to ceiling windows, both with French doors to the garden and one offering views to Swanage Bay and Ballard Down. Along the hallway is a room currently set up as a small library/study.



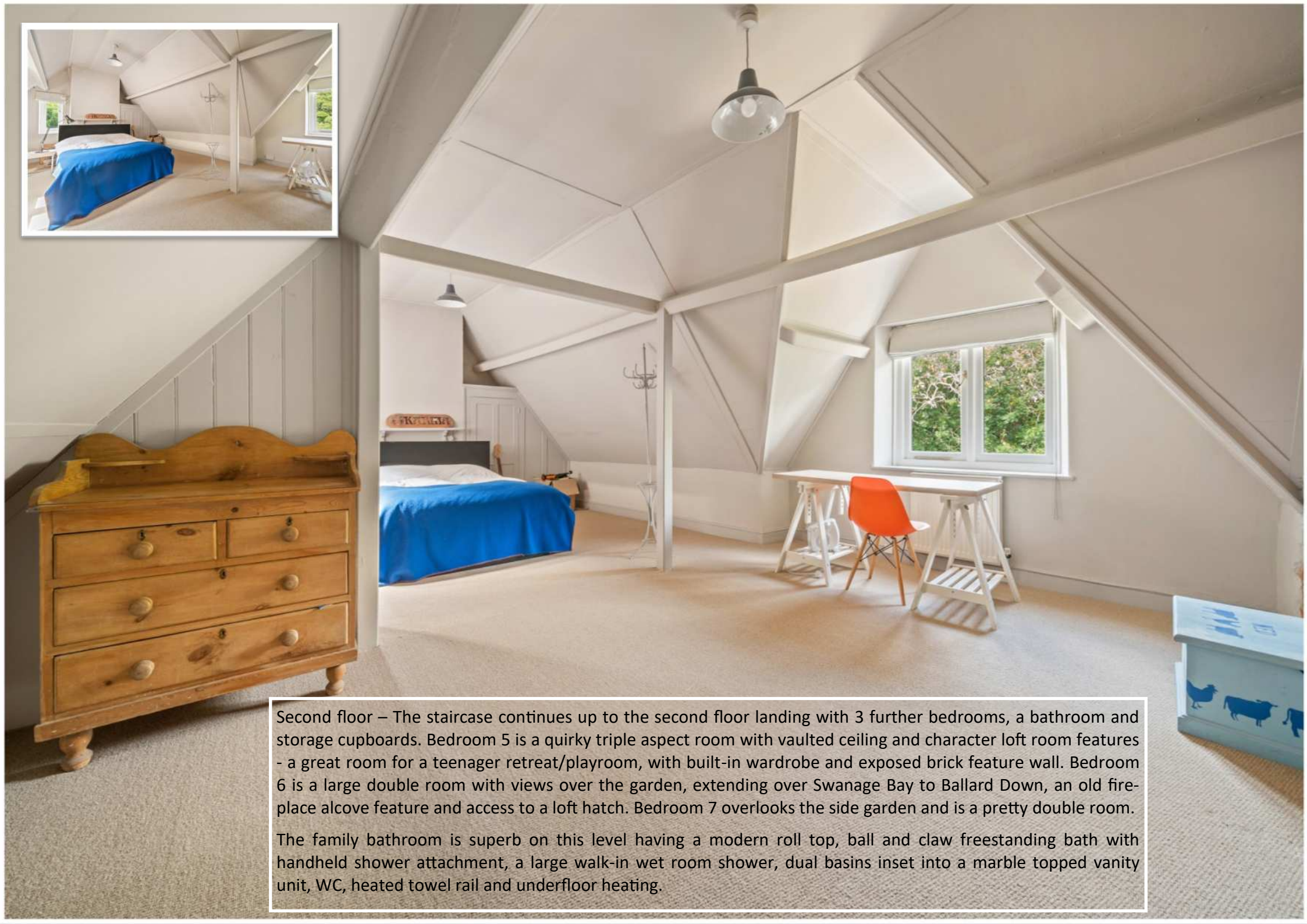


The bespoke kitchen, stylishly designed by Harvey Jones, suits the property perfectly, utilising glazed fronted display cabinets, standard storage units, an integral Fisher & Paykel dishwasher, granite worktop and informal dining area. The main form of cooking is an electric AGA which adds period ambiance to the kitchen. Off the kitchen is a small walk-in pantry, also designed by Harvey Jones. A separate utility/laundry room has services for a washing machine and tumble dryer and houses a freestanding fridge/freezer. Also on the ground floor is a boiler room, a workshop and storeroom with original flag stone flooring and a separate cloakroom. There is also a second back staircase to the first floor.

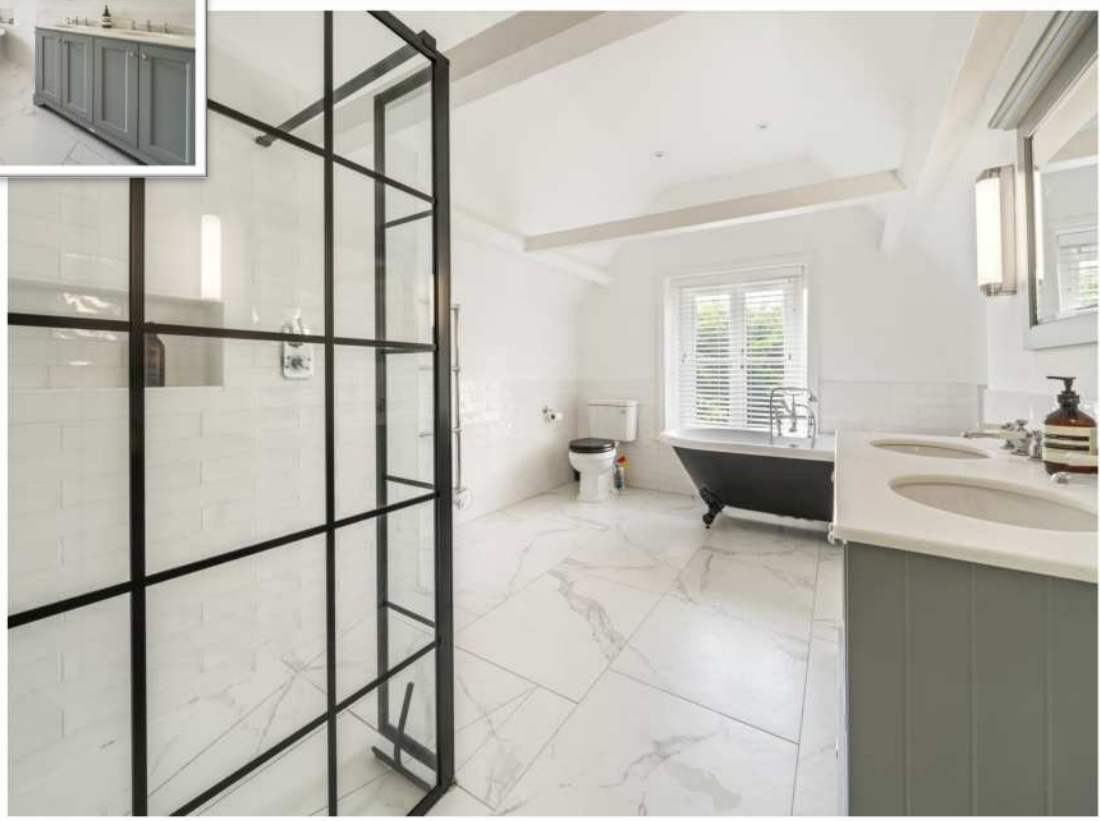


First floor – Stairs lead from the entrance hall to the first floor landing, 4 bedrooms, bathroom and separate WC. Bedroom 1 is a spacious, dual aspect double room with views across Swanage Bay, lovely window seats, feature marble and cast-iron fireplace and built-in wardrobes. Bedroom 2 is also a spacious dual aspect double room, with views across Swanage Bay, a feature marble and cast-iron fireplace, wooden floor and built-in wardrobes. Bedroom 3 is similarly a spacious double room with a door onto a south-facing balcony terrace surrounded by stone balustrade. It has a feature fireplace and built-in wardrobe. Bedroom 4 is a smaller double room, with a pretty window seat and built-in wardrobe. A family bathroom comprises a roll top, ball and claw foot freestanding bath with handheld shower attachment and a wash basin incorporated into a marble topped vanity unit. Adjoining the bathroom is the separate WC.



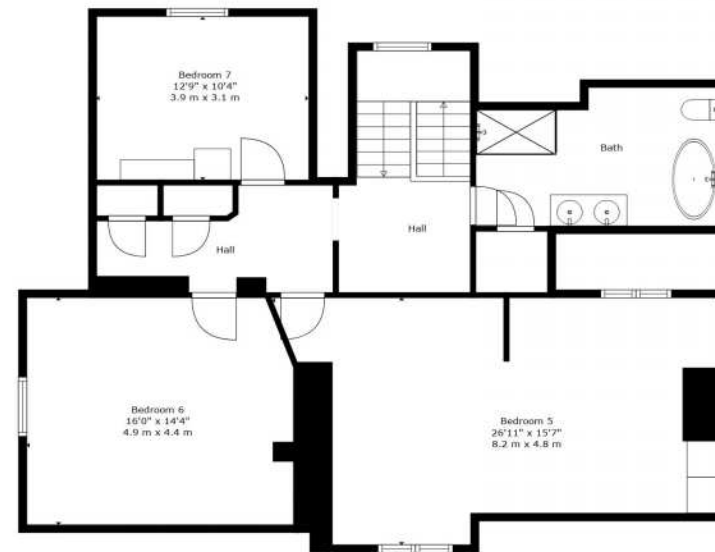


Second floor – The staircase continues up to the second floor landing with 3 further bedrooms, a bathroom and storage cupboards. Bedroom 5 is a quirky triple aspect room with vaulted ceiling and character loft room features - a great room for a teenager retreat/playroom, with built-in wardrobe and exposed brick feature wall. Bedroom 6 is a large double room with views over the garden, extending over Swanage Bay to Ballard Down, an old fire-place alcove feature and access to a loft hatch. Bedroom 7 overlooks the side garden and is a pretty double room. The family bathroom is superb on this level having a modern roll top, ball and claw freestanding bath with handheld shower attachment, a large walk-in wet room shower, dual basins inset into a marble topped vanity unit, WC, heated towel rail and underfloor heating.





Floor 2



Floor 3



Floor 1

| Score | Energy rating | Current | Potential |
|-------|---------------|-------------|-------------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 60 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Outside – The garden wraps around the property. it is well established, with large native trees and shrubs creating privacy and seclusion whilst framing the amazing views over Swanage Bay to Ballard Down. Purbeck stone walls enclose the boundaries and large stone gate pillars mark the driveway entrance, which sweeps up to the front of the property. There is an old garage, which could be rebuilt or extended subject to planning permissions. The lawns follow the natural contours of the land, with a small pond, crazy paved paths and terraces, a formal box parterre and lots of little interesting areas to explore. The outer ring of the garden is a haven for nature, blending perfectly with the land beyond and there is a private access from the garden to the Downs and the South West Coastal Path.



A little bit of history – Swanage and Studland attracted members of the Bloomsbury Group. The painter Mark Gertler (1891 -1939) was closely associated with the Bloomsbury Group and stayed at Purbeck House, the Swanage home of his patron Monty Shearman, where he painted '*Near Swanage*' in 1916. He wrote to his fellow artist Dora Carrington describing his enjoyment of the '*wonderful country here*', explaining that '*from every window one gets a good enough view for painting. The sea surrounds the house on two sides.*'









Viewing by appointment through sole agents:

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