

# CLARENCE COTTAGE

## SWANAGE



PURELY LIVING

NEW HOMES | LAND | PRESTIGE PROPERTY

Guide Price  
£1,400,000





**CLARENCE COTTAGE** is a unique Grade II Purbeck stone property hidden behind and enclosed by traditional Purbeck stone walls providing a secluded oasis with elevated sea views yet within easy reach of the town centre. The original part of the cottage traces its origins back to the 17th century with two later additions, the latter during the 19<sup>th</sup> century, all built of local Purbeck stone walls under a stone roof. Nestled within a delightful secluded walled garden, the cottage offers a tranquil retreat with picturesque views overlooking the town, Purbeck Hills and Swanage Bay.

Historic charm along with contemporary comforts blend seamlessly following an extensive refurbishment several years ago, the kitchen and bathrooms provide the comforts of modern living with a traditional period feel. Original Purbeck flagstone floors, mixed with new stone tiles, exposed stone walls, original wooden floorboards, and stunning conservatory. The views from each window are delightful whether they be overlooking the garden or extending views to the sea, peace and tranquillity radiates.

**The Accommodation** is spacious throughout, with sitting room, dining room, kitchen, conservatory and utility room along with an entrance hall and ground floor cloakroom. Stairs rise to the first-floor landing to the large master bedroom with en suite wet room, second double bedroom, third single bedroom and large fully tiled, family shower room. Further stairs lead up to the second floor with spacious double bedroom and separate fully tiled bathroom. All rooms are light and airy, the current owners have some very large furniture and statement ornaments, yet none of the rooms feel overpowered by these and there is a good perception of freedom and space.

**The Garden** – This garden blends traditional cottage garden with Mediterranean chic, clipped hedges and shrubs, tropical palms, traditional apple trees, green lawns, and meadow, separated by stone retaining walls and steps to different levels all dotted with features and ornaments that draw the eye and interest, creating wonderful places to sit in both shade and sunshine throughout the day. At the corner of the garden plot is a stone garage accessed from the road.

We are sure that a discerning buyer will be overwhelmed with this secluded cottage and garden and the feeling it brings to body and soul, a special property gem usually only found in a rural location.





















































