



Belle Vue Road
Swanage
BH19 2HP

**UNIQUE CLIFFTOP HOME COMES TO MARKET FOR THE FIRST
TIME, BREATHTAKING SEA VIEWS, 6 BEDROOMS, GUEST SUITE,
SECLUDED GARDENS & AMAZING REFURBISHMENT POTENTIAL**

OFFERS IN EXCESS OF £2,000,000

**& ALBURY
HALL**



Built during the 1960's by the architect as a family home, this three storey house enjoys what must be the most stunning location on the cliff tops between Peveril Point and Durlston Castle. A revolutionary design of its time the use of large windows enhances the views and extends amazing natural light to most rooms. The extensive garden has been beautifully landscaped to be practical for use but reflect the cliff top characteristics and vistas.

The walled garden was originally part of a property to the south, which was subsequently redeveloped as flats. There was an old garage located next to the bend in Belle Vue Road. Architect John Morgan bought the garage and the walled garden in 1961 and converted it into a holiday cottage for his family. At the same time work started on creating the main house involving several phases of development between 1961 and 2006.

The lower ground floor was partially excavated into the bank, constructed of stone and concrete on rock foundations. This comprised one large room and an external terrace and was fitted with a small kitchen and used in conjunction with the converted garage as holiday accommodation. An additional area of land to the north of the garage was purchased and originally used as a parking area and later as a garden.

Between 1963 and 1967 the main ground floor was constructed mainly in timber frame and glass, comprising the living room, two bedrooms, kitchen/diner and bathroom. The master bedroom on the roof was next to be completed, with a spiral staircase linking the three floors. There followed the circular dining room, which originally featured curved glazing rescued from a tea shop called Gunter's in London. A further development was the addition of two additional bedrooms to the north side of the house.

A major phase of development came in 1973, when the rear of the house was completely remodelled. The ground floor was extended back in stone towards the road and comprised a new hall, front entrance, kitchen, studio, cloakroom and garage.

The final phase came in 1986, with the addition of the separate entrance and staircase leading up to the partly self contained flat, with a living room, study, and dressing room. This was directly linked to the existing master bedroom and bathroom on the first floor. One further minor change came in 2006, when the void to the north of the lower ground floor was converted to a shower room.





A door in the external wall opens into the grounds of this amazing property with a path leading to the Front Door. The large Entrance Hall is welcoming and spacious and provides access to all ground floor rooms. A particular feature draws your eye to an internal Purbeck stone wall with glazed panel beside providing a see through view to the central staircase. Immediately to the right is a spacious Study/Office, a bright and open room with patio doors opening onto the south facing terrace and high level west facing windows maintaining the natural light throughout the day. Along the hallway to the left is a Cloakroom with w.c., wash basin and storage cupboards for coats, shoes, etc. Travelling through a door to an inner Hallway the Kitchen is on the right, an extremely light and spacious room with great potential to update with a stylish dream kitchen design, although the units are dated, this space is still very serviceable and has services in place for all appliances and ample space for breakfast table and chairs. The large south facing window overlooks the upper level side garden and terrace. The circular Dining Room is accessed from the Kitchen, facing east, south and west with floor to ceiling glazed windows and solid roof it offers stunning views over the garden extending over the sea, Durlston Bay and Durlston Castle. A door opens to the south terrace with an internal door flowing through to the main Sitting Room. This Sitting Room definitely has the 'Wow factor', the elevated views from here are breath taking. The east and south facing external walls are constructed with floor to ceiling windows of which some of the middle sections slide open and are literally a breath of fresh air! These views have to be seen, words cannot portray the beauty of the constantly changing sea and sky. A Purbeck stone wall incorporating a feature fireplace with raised polished stone hearth and ample space for comfortable seating makes for a relaxing Sitting Room.



Moving along the hallway there are three bedrooms, all double rooms with east facing floor to ceiling windows and extensive sea and garden views and built in wardrobes. Bedrooms 2 and 3 have wash basins with vanity units under. The opposite side of the hallway there is a fully tiled Bathroom comprising of bath with hand held shower, wash basin within vanity unit, w.c. and storage cupboards. A separate Shower Room consists of shower cubicle and wash basin within vanity unit. There is also a separate w.c. The last room on this level is a versatile room with wash basin, but ideal to use as a quiet reading or TV Snug or Hobbies/Crafts room, with an external door opening onto a shingle side garden.





Stairs lead down to the Lower Ground floor opening into a large Family Room/ Playroom/Bedroom, a versatile room with plenty of space for table tennis, pool table etc. Two east facing floor to ceiling windows provide natural daylight, garden and sea views. A door opens onto a covered terrace with open fireplace and ample space for outdoor seating and entertaining with onward access to the garden. At the opposite end of the Playroom is a spacious Shower Room comprising of corner shower, wash basin with vanity unit and macerating w.c.



Durlston Wall

This stunning family home has an extensive floor plan stretching over three floors. The main accommodation is on the ground floor, providing sociable living space with bedrooms and bathrooms. The lower ground floor Family Room/Playroom has direct access to a covered terrace with open fireplace and gives admittance to the lower garden. The first floor master suite provides superb elevated views and potential for an extensive roof terrace. A self contained guest suite set over two floors is located to the rear of the house providing multi-generational living or income potential.



GROSS INTERNAL AREA

BASEMENT:	478 sqft (44 sqm)
GROUND FLOOR:	2579 sqft (240 sqm)
FIRST FLOOR:	1112 sqft (103 sqm)
TOTAL:	4169 sqft (387 sqm)



The Master Bedroom is located on the first floor and is accessed by the central staircase, a spacious room with floor to ceiling windows constructing the easterly and southerly walls and extending higher elevated views similar to the Sitting Room and just as breath taking. Built in wardrobes maintain a tidy open space. An En Suite Bathroom comprising of bath with hand held shower, wash basin within vanity unit, w.c. and heated towel rail along with a walk in airing/linen cupboard. Bedroom 5, a smaller room is accessed off the Master and would be ideal as a nursery or dressing room for the Master suite.







The Guest Suite/Annexe/Flat - With external access as well as lockable internal access this self-contained accommodation has great versatility of use.

Ground floor - comprises of Entrance Hall with stairs and storage cupboards. A spacious double Bedroom with En Suite Shower Room consisting of walk in shower, wash basin and w.c. and plenty of room for bedroom furniture. The window overlooks a side garden and along the hallway is a door which opens onto this patio area. There is also a Laundry/Utility Room with all services provided.

First Floor – Stairs lead up to a landing providing access to all first floor rooms. A large triple aspect Sitting Room with east, south and west facing windows is a lovely light room with views over the sea and to Durlston Head. A large polished stone fireplace and hearth is a particular feature of this room. There is ample space for comfortable seating, dining table and chairs. A compact Kitchen, in need of modernisation provides good storage, worktop space and all necessary white goods. A quiet room perfect for a study or reading room is also located on this floor.

Should a bedroom be required on the first floor, there is the Bedroom/Dressing Room which can be accessed from the main house Master Bedroom or the flat.



Outside - The garden is virtually enclosed by Purbeck stone walls of varying height. Stone steps provide access to all levels of the garden with stone buttresses and folly building adding viewpoints and character to this landscaped garden. A curved stone wall separates 'The Dell' from the main lower garden. The Dell is a purposely landscaped hollow ideal for children's imagination to run wild and adults to enjoy. The views can be enjoyed from all levels of the garden and established planting makes a truly magical outside space.





Viewing by appointment through sole agents:

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