



Bell Street
Swanage, BH19 2RY



Offers In Excess Of
£320,000 Freehold



Bell Street

Swanage, BH19 2RY

- Two Bedrooms
- Character GII Listed Stone Cottage
- Close to Countryside
- Large Walled Garden
- Purbeck Stone Fireplace and Beamed Ceiling
- Recently Updated to Modern Standard
- Close to Local Amenities
- Ideal Holiday Home / Investment Opportunity
- Front and Rear Garden
- Character Features Throughout





**** INTERACTIVE VIRTUAL TOUR AVAILABLE ****

Grade II Listed CHARACTER COTTAGE recently and tastefully UPDATED TO MODERN STANDARD with MUCH CHARACTER RETAINED this Purbeck stone built cottage retains many period features including latch & brace doors, beamed ceiling, local Purbeck stone fireplace and a large walled garden.



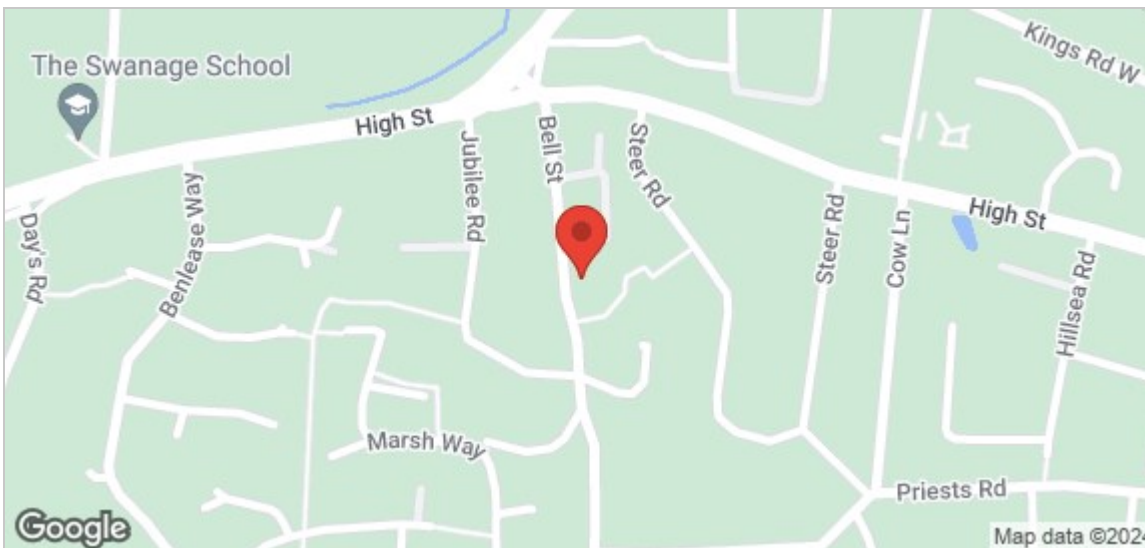
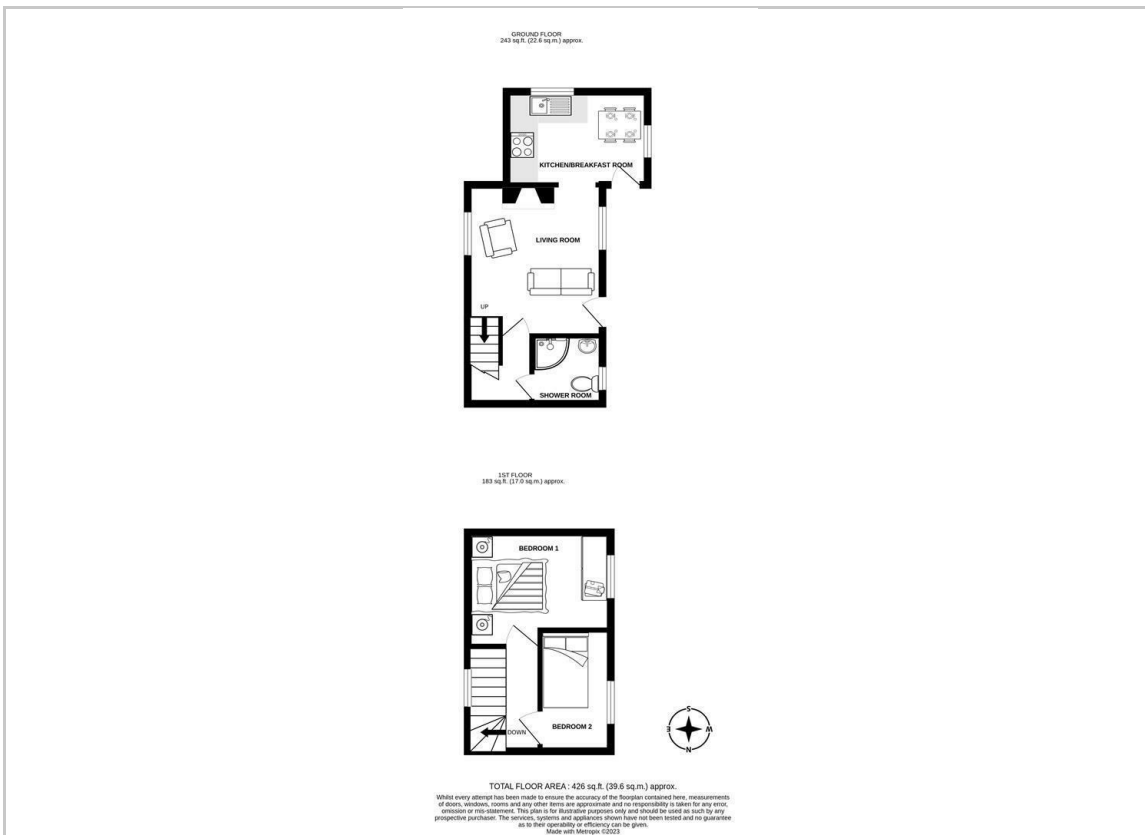
The accommodation comprises a modern fitted kitchen with integral electric oven and four ring electric hob with fitted extractor over and attractive Inset Belfast sink. There is ample space for a dining table and chairs in the kitchen. The living room offers a pleasant feel, with a feature wood burning stove making it the perfect setting for cosy winter nights at home. Completing the ground floor accommodation is a modern fitted shower room comprising a shower cubicle, low-level W.C and wash hand basin.

The first accommodation includes two double bedrooms. The main bedroom is well proportioned and offers ample space for a double bed and furniture. The second bedroom would make an ideal guest bedroom. Both bedrooms offer a pleasant westerly outlook onto the sheltered and private front garden which is enclosed by a Purbeck stone wall with access through gates on 2 sides. It is laid to lawn and stone flag patio with mature shrub borders. The separate area to the rear of the cottage is accessed via a pathway alongside the property. It is enclosed on two sides with a Purbeck stone wall, currently laid to grass with a brick store, it would make an ideal vegetable garden.



This neat, attractive detached property is located approximately one mile to the West of Swanage and is thought to have originally been built as a quarryman's cottage. The property lies close to open countryside with local amenities and regular bus service within easy walking distance.

The cottage is ideally suited to lovers of the countryside or as an investment or holiday let opportunity, and only an internal inspection will reveal its character.



LIVING ROOM
11'5" x 10'2" (3.5 x 3.1)

KITCHEN/BREAKFAST ROOM
10'5" x 7'2" (3.2 x 2.2)

BEDROOM 1
10'11" x 7'4" (3.35 x 2.25)

SHOWER ROOM
6'8" x 4'10" (2.04 x 1.49)

BEDROOM 2
9'0" x 5'8" (2.75 x 1.74)

Additional information

The following details have been provided by the vendor as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House, Tenure: Freehold

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Council Tax: C

EPC: N/A

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. <https://checker.ofcom.gov.uk/>

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

Environmental impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	