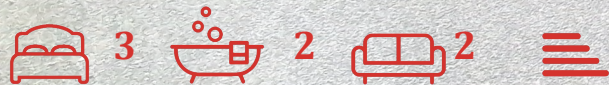




### 3 Convent Mews, High Street

Swanage, BH19 2LZ



£560,000  
Leasehold

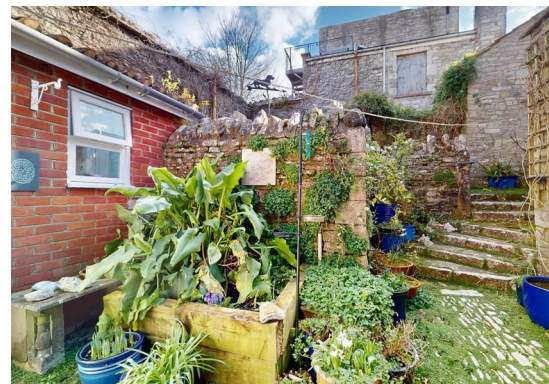


# 93 High Street

Swanage, BH19 2LZ

- Superb 19th Century Coach House
- Grade II Listed
- Three Bedrooms
- Two Shower Rooms
- Allocated Parking for Two Cars plus Additional Space in Garden
- Delightful Southerly Walled Courtyard Garden
- Purbeck Stone Garden Room
- Immense Character and Charm
- Must be Viewed to Appreciate





**\*\*3D WALKTHROUGH AVAILABLE\*\***

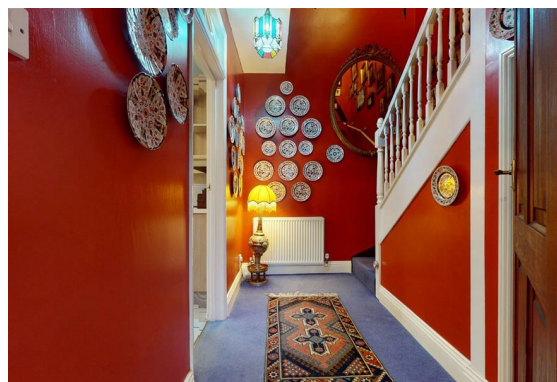
A RARELY AVAILABLE Grade II Listed PERIOD COACHHOUSE with a WEALTH OF CHARACTER AND CHARM. Accommodation includes THREE BEDROOMS, WELL-PROPORTIONED LIVING/DINING ROOM. Delightful WALLED COURTYARD GARDEN, ALLOCATED PARKING for TWO VEHICLES.

As you step into the doorway and through the lobby, the property immediately oozes character as you arrive in the spacious, open lounge diner. The room boasts ornate feature



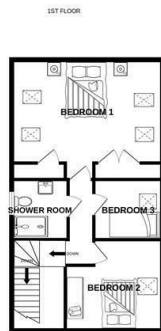
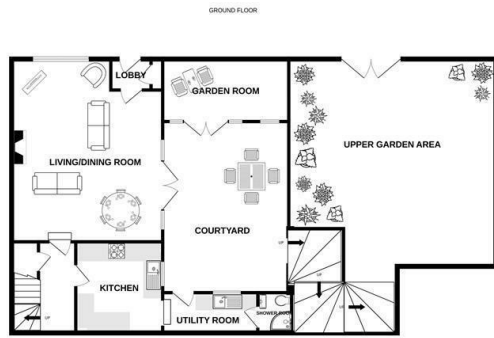
fireplace, french doors leading onto the southerly private garden as well as a beam running across the ceiling. The lounge diner presents plentiful room for dining as well as lounge furnishings, such as sofas, armchair and storage units. Travelling further into the property, the ground floor also features the property's kitchen. The kitchen composes wooden kitchen units, beige worktop, and benefits from an integrated oven, hob and fridge-freezer: with dishwasher and washing machine included in the purchase

The ground floor accommodation also comprises a downstairs utility room. The room has counters, the same style as those in the kitchen, with a sink and room for a washing machine. The space also has a door providing access to the low maintenance private garden. To the rear of the property, you find the downstairs shower room. The room has feature exposed walls as well as corner shower unit, WC and wash-hand basin.



Ascending to the first floor, to your left, you find the upstairs shower room, benefitting from: double shower unit; WC and wash-hand basin. The floor also provides the property's three bedrooms. Two of which are doubles with feature beams across the ceilings, and the third is a well-proportioned room which would well suit a home study or child's bedroom.

The southerly, low-maintenance garden also has a garden room with lighting and currently utilised as a 'snug' with seating inside. This property also benefits from three allocated parking spaces



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, rooms, areas and any other details are approximate and the responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify 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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### ENTRANCE LOBBY

### LIVING/DINING ROOM

18'8" x 18' (5.69m x 5.49m)

### KITCHEN

9'10" x 9'10" (3m x 3m)

### GARDEN ROOM

13' x 7'6" (3.96m x 2.29m)

### UTILITY ROOM

11' x 5'2" (3.35m x 1.57m)

### SHOWER ROOM

### BEDROOM 1

17'8" x 9'6" (5.4m x 2.9m)

### BEDROOM 2

11'5" max x 10'2" (3.5m max x 3.1m)

### BEDROOM 3

8'2" x 6'6" (2.5m x 2m)

### SHOWER ROOM

### 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: Terrace cottage

Property construction: Standard construction, conversion.

Tenure: 999 year Lease with a peppercorn ground rent.

Mains Water & Sewage: Supplied by Wessex Water.

Heating Type: Gas central heating.

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

[checker.ofcom.gov.uk/](http://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.