



41 HOLMES ROAD, SWANAGE  
£275,000 Freehold

This linked semi-detached family house is situated on the western outskirts of Swanage, adjoining farmland at the rear. It is within easy reach of primary and secondary schools and local amenities. Thought to have been constructed during the 1950s, it is of cavity brick under a pitched roof covered with interlocking tiles.

Whilst in need of updating throughout, 41 Holmes Road offers spacious and well planned family accommodation with views across the valley to the Purbeck Hills in the distance. It also has the advantage of a good sized South facing garden which adjoins farmland at the rear.

Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

**NB.** There is a local authority covenant on the property which states that the purchaser must have lived and/or worked in the Dorset area for the last 3 years.

Property Ref HOL2323

Council Tax Band C - £2,504.96 for 2026/2027



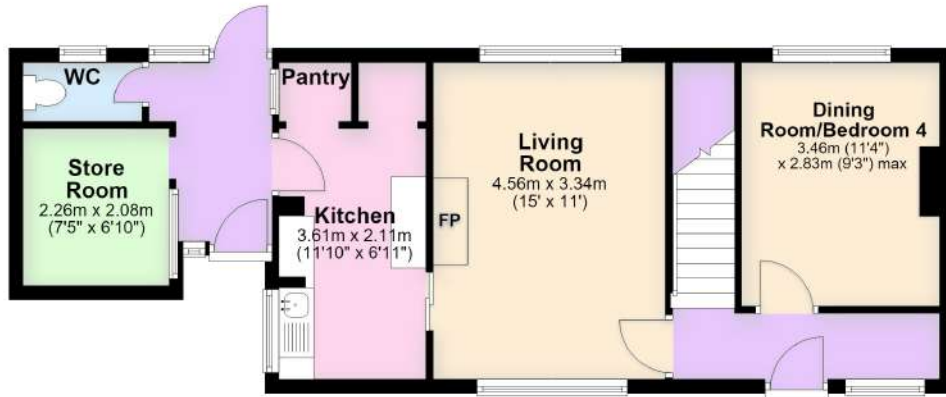
The hall welcomes you to this family home and leads through to the spacious dual aspect living room which overlooks the garden at the rear. A glazed sliding door leads to the kitchen is fitted with a range of light units, contrasting worktops, pantry and space and plumbing for appliances. The South facing dining room provides a good sized second reception or fourth bedroom, if required. There is access from the kitchen to the side porch which leads to a WC and store.

On the first floor there are three bedrooms, two spacious doubles and a good sized single. The principal bedroom is a particularly spacious dual aspect room with views of the Purbeck Hills at the front and the adjoining farmland at the rear. Bedrooms two and three enjoy views of the Purbeck Hills. The family bathroom completes the accommodation on this level.

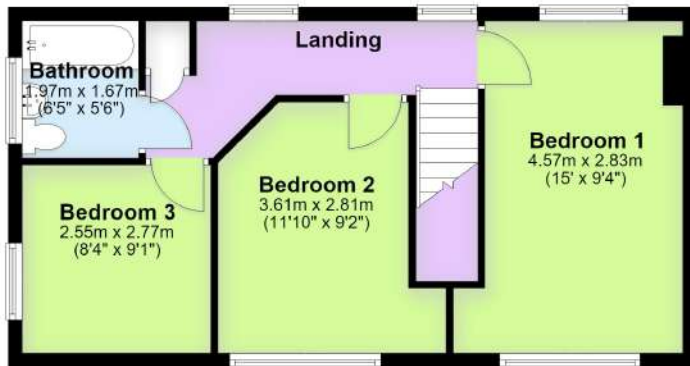
Outside, the front garden is partially lawned with mature shrubs and hedging. At the rear, the South facing garden adjoins open farmland and has a paved patio area with steps leading up to the lawned section with mature shrubs, hedging and trees.

**VIEWING** By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 2JT**.

### Ground Floor



### First Floor



Total Floor Area Approx. TBC sq metres (TBC sq ft)



**Awaiting EPC**



### 41 HOLMES ROAD, SWANAGE

- Adjoining farmland at the rear
- Close to primary & secondary schools
- Views of the Purbeck Hills
- Easy access to main roads
- Property Boundary

This map is for illustrative purposes only. Not to scale.

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

