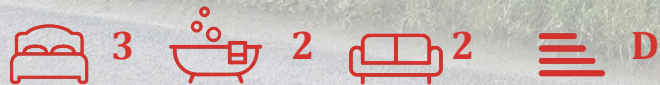




5 New Buildings

Coombe Swanage, BH19 3DL

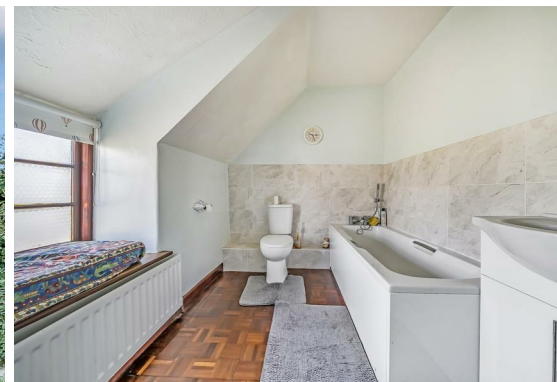


5 New Buildings

Coombe Swanage, BH19 3DL

- Character Cottage
- Close to Local Transport Links
- Stunning Countryside Views
- Utility Room with Separate Shower
- Purbeck Stone Features
- Spacious Kitchen/Diner with Pantry
- Three Double Bedrooms
- Cottage Garden with Westerly-Facing Aspect
- Driveway with parking for Multiple Vehicles
- Versatile Garage and Workshop





Welcome to Coombe End Cottage, a delightful Grade II Listed abode, situated on the picturesque Parish of Coombe, on the edge of Langton Matravers. This three bedroom, Purbeck stone build boasts the backdrop of tranquil countryside, rolling hill views and is just a short drive away from the award-winning sandy beaches of Swanage.

Stepping through the front door, we are welcomed firstly into the entrance hall, leading to the utility room. The utility is a substantial space equipped with worktop space, storage, plumbing for a washing machine, inset sink and a separate shower room. This is ideal for when you return from the beach or a long walk from Dancing Ledge for washing off mucky paws and feet! The shower room comprises of a shower cubicle, W.C., and wash basin. The utility room also has a pleasant outlook over the Purbeck Hills. The light and bright kitchen/dining area is accessed via the utility room and offers a sweet, cosy-cottage feel, with the characterful feature of a brightly coloured gas AGA cooker. The kitchen provides plenty of worktop space, base and



eyelevel storage cupboards and a breakfast bar. The view from the kitchen is another exceptional view of the countryside beyond, making this kitchen an ideal spot to come and watch the world go by. The dining area leads on from the kitchen, with plenty of room for a family dining table and chairs. Stairs then rise to the first floor accommodation, providing a good space for under stair storage or even a nook for a comfy chair to relax on whilst you wait for something lovely in the oven.

The living room is situated next to the kitchen, and it is a generously spaced room with a feature Purbeck stone fireplace surround, exposed stone walls and a window nook to enjoy more beautiful views of the Swanage Countryside.

Upstairs, there are three large double bedrooms plus a family bathroom. The principal room is a generous double bedroom with built-in wardrobes and Southerly views towards the hills, allowing plenty of sunshine. Bedroom two is another spacious double room with plenty of built in storage and dual-aspect views. Bedroom three has space for a double bed and also comes with built in storage. The family bathroom is situated adjacent to the principal room and comprises a bathtub and shower over, W.C., and wash basin. There is further storage for towels in the bathroom.

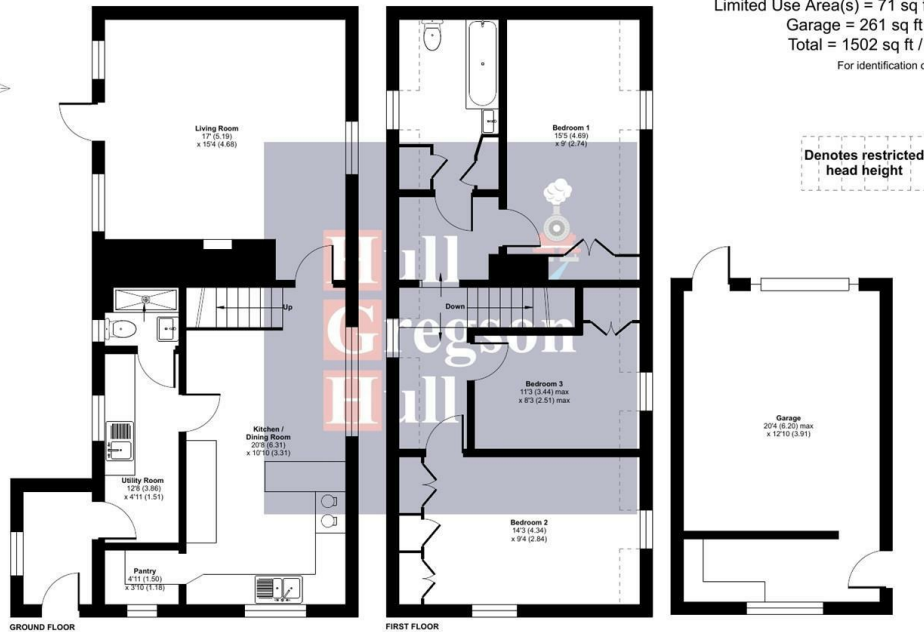


Outside, this quaint home boasts a lush westerly-facing cottage garden, with lawned areas ideal for vegetable patches and Purbeck stone patio for alfresco dining furniture. The current vendors have placed a summer house in the garden to create a perfect spot to rest with a cup of tea after a long morning of gardening. Furthermore, there is a large, versatile garage with utility space which is ideal for home projects and for storing bicycles and kayaks. The driveway provides parking and tucks the cottage away from the road.

Coombe End Cottage is a delightful home and is nearby local transport link taking you straight to Swanage town centre and a close proximity to local schools. The cottage is also near Langton Matravers, a beautiful parish with many historical features, leading to the beautiful Worth Matravers, another staple of stunning coastal scenery offering many adventurous walks along the Jurassic Coast. This cottage must be seen to be fully appreciated. Viewing is highly recommended.

New Buildings, Coombe, Swanage, BH19

Approximate Area = 1170 sq ft / 108.6 sq m
Limited Use Area(s) = 71 sq ft / 6.5 sq m
Garage = 261 sq ft / 24.2 sq m
Total = 1502 sq ft / 139.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1361125



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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	

Kitchen/Dining Room

20'8" x 10'10" (6.31m x 3.31m)

Living room

17'0" x 15'4" (5.19m x 4.68m)

Utility Room

12'7" x 4'11" (3.86 x 1.51)

Shower Room

Bedroom One

15'4" x 8'11" (4.69m x 2.74m)

Bedroom Two

14'2" x 9'3" (4.34m x 2.84m)

Bedroom Three

11'3" max x 8'2" max (3.44m max x 2.51m max)

Bathroom

Pantry

4'11" x 3'10" (1.50 x 1.18)

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
Property construction: Standard
Council Tax Band: F
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas

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