



ANGEL COTTAGE, 395 HIGH STREET, SWANAGE
£265,000 Freehold

This immaculately presented, character Grade II Listed cottage is situated on the western outskirts of Swanage approximately one and a quarter miles from the town centre and beach, yet within easy reach of open country and local convenience store. It is thought to date back some 200 years and is of Purbeck stone construction under a stone tiled roof.

Angel Cottage has been sympathetically renovated throughout in recent years, yet retains a wealth of original character. It has the considerable advantage of an attractive South facing garden with timber cabin and is an ideal holiday cottage, or investment property having been successfully holiday let for a number of years.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck, delightfully situated between the Purbeck Hills. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours) is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via the Sandbanks ferry.

Property Ref HIG2290 Rateable Value £2,150/Council Tax Previously Band B



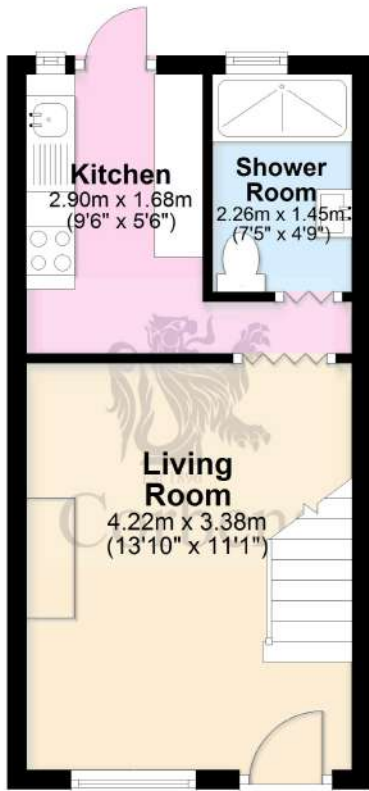
The character filled living room welcomes you to Angel Cottage. This charming room with feature fireplace, beamed ceiling and window seat has views across the adjacent open farmland to the Purbeck Hills in the distance. Beyond, the South facing galley style kitchen is fitted with a range of units, contrasting worktops, integrated gas hob and electric oven and has access to the private, enclosed garden. The stylish modern shower room is fitted with a large walk-in shower and completes the ground floor accommodation.

On the first floor, the dual aspect double bedroom enjoys views to the front over the adjacent open farmland to the Purbeck Hills in the distance.

Outside, the attractive enclosed garden is South facing. There is a paved patio area with shrub/flower beds immediately accessed from the kitchen, which is ideal for al fresco dining. Steps and an arched trellis leads to a lawned area, with a timber cabin quietly hidden away at the end of the garden.

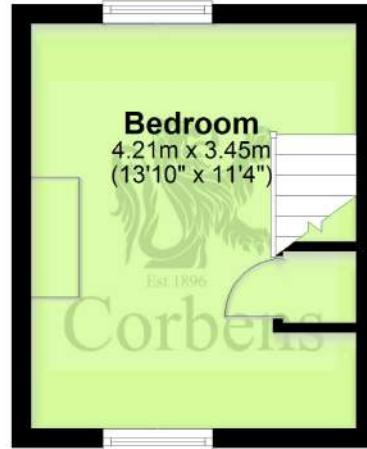
Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2NP**.

Ground Floor



Total Floor Area
Approx. TBCm² (TBC sq ft)

First Floor



Scan to View Video Tour

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92-100) A	100
(81-91) B	99
(69-80) C	98
(55-68) D	97
(39-54) E	96
(21-38) F	95
Not very efficient - higher running costs	94

Awaiting EPC



