



South Barn Southcliffe Road

| Dorset | BH19 2JG



# Welcome

*Welcome to South Barn, a property steeped in local history, built in the 1600s.*

*This remarkable barn once sheltered cattle — and very likely the farmers who tended them. Local whispers even suggest it may have served as a pirate hideaway, tucked away in this hidden corner of Dorset. In 1926 the barn began its life. Celebrated architect Percy Morley Horder — famously eccentric & known as ‘Holy Murder’, was commissioned to transform South Barn into the magnificent home you see here today. Notably, he preserved the natural fall of the land, protecting the drainage and integrity of the original structure, making South Barn a unique and maintainable abode.*

*Today marks 100 years since that transformation, and now South Barn is a staple of architectural heritage, steeped in local history and refined countryside living.*

*Step firstly into the hallway, a great space where one can store coats and shoes, before entering into the sitting room, a welcoming space for guests & perfect for displaying treasured art pieces or artifacts collected during your travels. From here, the home flows effortlessly into the dining area, and the drawing room.*

*The dining area boasts striking Purbeck stone walls and generous proportions, easily accommodating a grand dining table and chairs — ideal for entertaining. The bay window beckons one to gaze out at the open grounds. Beyond, the kitchen and breakfast room awaits. A breakfast table fits perfectly, with glass double doors leading to a charming walled garden.*

*Natural light spills through, providing a bright and inviting space to socialise with loved ones. The Aga cooker sits at its centre, the beating heart of South Barn. Other homely features include characterful Purbeck stone flooring and high beams, with plenty of space for display cabinets. The kitchen comprises both base and eye level storage cabinets with a dual inset Belfast sink making this space both stylish and practical. It's an ideal place to come and create family meals together.*



# KEY FEATURES

- *Magnificent Four Bedroom Residence with One Bedroom Cottage*
- *Secluded Location and Driveway for Multiple Vehicles*
  - *Built in 1600s*
  - *Unique Architectural Heritage*
  - *Stunning Purbeck Stone Features*
    - *Over Half an Acre of Land*
    - *Southerly - Facing Walled Garden*
- *Situated in the Vicinity of Durlston Country Park*
  - *Close to Local Amenities*
  - *Additional Income Opportunity*



# The Accommodation

*The separate utility area provides ideal storage and serves as a useful laundry room, with high-ceilings, further worktop space, and plumbing for a washer/drier and dishwasher. The utility space leads to separate pantry storage, and a convenient WC. The utility room also provides side access into the property.*

*The drawing room is accessed via the sitting room. Its stunning stone features frame the room, including an original fireplace and beautiful stone window sills. Generous in scale, the room comfortably accommodates sofas, coffee tables, and even a dedicated study or work area — making it as practical as it is impressive. It is a room designed for conversation, reflection, and cosy evenings by the fire - all with the backdrop of your Southerly-facing walled garden.*

*From the main hallway, stairs rise to the first floor, comprising the principal suite, bedroom two, bedroom three and the family bathroom. The principal bedroom exudes glamour and elegance, all with a pleasant view over the garden. There is plenty of room for a super king sized bed, built-in storage and a dressing room. The dazzling ensuite bathroom embodies 1920s style with a beautiful claw foot bath as its feature. Here there is further built in storage and Purbeck stone window frames add a touch of richness to the room. Bedroom two is another generous double room, ideal as a guest room, and bedroom three resides a few steps below and is served by the family bathroom. The bathroom comprises beautiful warm tiling, a pea-shaped bath with shower over, W.C., and wash basin. Completing the accommodation, stairs rise again to a fourth and final double bedroom, again a good-sized double room for further guest accommodation.*



# The Garden

*Outside, a beautiful fig tree stands beside the folly, a unique place to escape from the sun with a glass of something chilled. An ancient alder — prehistoric in presence — provides structure and seclusion to the garden. Rare wild orchids bloom in the Spring, there is even a stone said to bear what looks remarkably like a dinosaur footprint, honouring the surrounding Jurassic Coast and Durlston Country Park.*

*The grounds themselves stretch across nearly an acre, and is also home to a delightful one bedroom cottage which is currently run as a successful holiday let by the current vendors. Stairs rise to the front door and we are welcomed by a quaint living space, this contemporary open-plan room comprises a stylish lounge area for a comfy sofa and coffee table, and a space-saving kitchen sits just behind, comprising worktop space, hob, base level storage and space for a fridge and oven. A separate door leads to the bathroom, which features a shower cubicle, W.C., and wash basin. Stairs then rise to the bedroom which is a generous double with Velux windows, providing beautiful countryside views and flooding the room with sunshine.*

*Below the cottage is another generous room with separate entrance, currently used as a recording studio. This is a perfect space to work from home, a creative retreat, a yoga or wellness area, or simply an extra place to relax, bathed in natural light and surrounded by the peaceful grounds, it's a space that invites you to slow down and reconnect.*



*The main grounds wrap around the property and provide a driveway with parking for multiple cars, as well as two walled gardens, one of which is Southerly-facing with Purbeck stone patio, and steps leading to a lawned area with border planting and a stone bench at the back, providing a perfect spot to enjoy the sunshine.*

*South Barn is a magnificent residence hidden away in Southcliffe Road, in close proximity to Durlston Country Park and moments away from the sandy beaches of Swanage. This unique and time-honoured home must be viewed to truly appreciate its history and viability as a strong family home.*

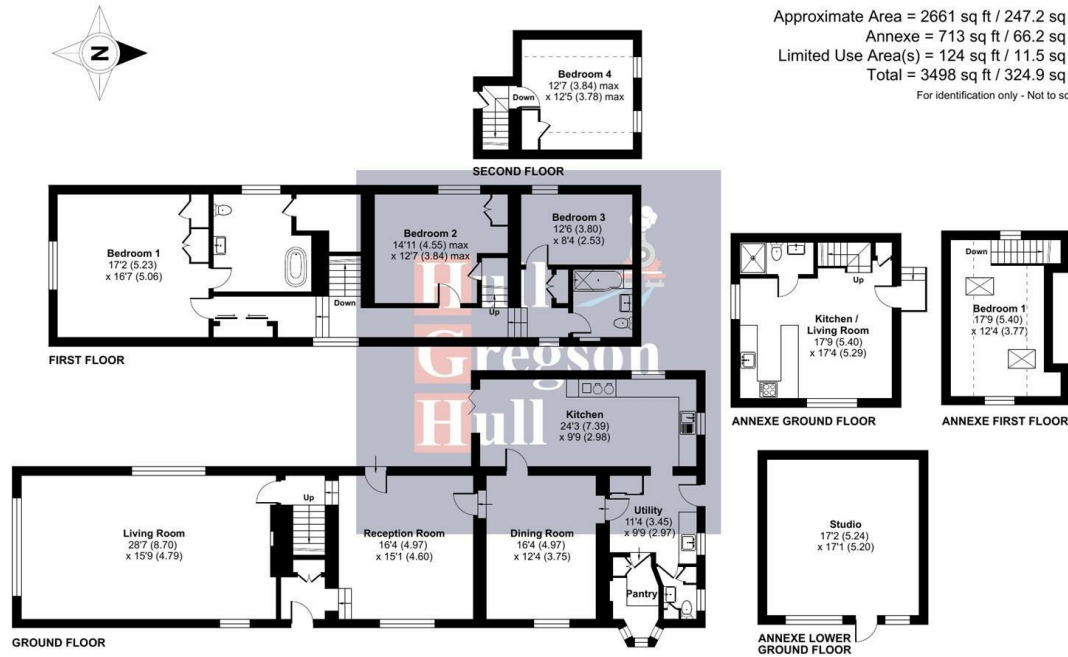
*Viewing comes highly recommended.*



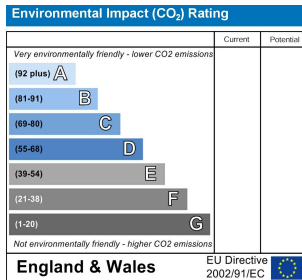
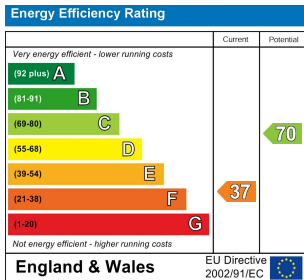


## South Barn, Southcliffe Road, Swanage, BH19

Approximate Area = 2661 sq ft / 247.2 sq m  
 Annexe = 713 sq ft / 66.2 sq m  
 Limited Use Area(s) = 124 sq ft / 11.5 sq m  
 Total = 3498 sq ft / 324.9 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). © rickcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1407243



Living Room 28'6" x 15'8"

Sitting Room 16'3" x 15'1"

Dining Room 16'3" x 12'3"

Utility 11'3" x 9'8"

Kitchen 24'2" x 9'9"

Bedroom One 17'1" x 16'7"

Bedroom Two 14'11" max x 12'7" max

Bedroom Three 12'5" x 8'3"

Bedroom Four

Cottage - Kitchen/Living Room 17'8" x 17'4"

Bedroom 17'8" x 12'4"

Studio 17'2" x 17'0"

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

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.org.uk/](http://checker.ofcom.org.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.

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