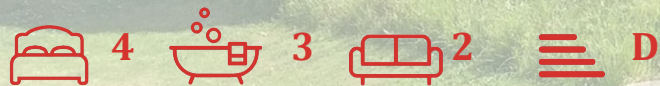




2 Chapel Lane
Swanage, BH19 2PW

£1,250,000 Freehold



2 Chapel Lane

Swanage, BH19 2PW

- Traditional Grade Two Listed Cottage
- Large Purbeck Stoned Walled Garden with Sea Views
- Characterful Features
- Spectacular Presentation Throughout
- Large Detached Garage
- Accommodation Over Three Floors
- Sought-After Location
- Town & Beach In Close Proximity
- No Onward Chain
- Holiday Let Potential





Tucked discreetly behind traditional Purbeck stone walls, Clarence Cottage is an exceptional Grade II listed residence offering rare seclusion, captivating elevated views, and effortless access to the heart of Swanage. This enchanting home, steeped in history and character, forms a private sanctuary overlooking the town, the rolling Purbeck Hills and the sweeping coastline of Swanage Bay.

Dating in part to the 17th century, with sympathetic additions in the 19th century, the cottage is constructed from locally quarried Purbeck stone beneath a stone roof, embodying timeless Dorset architecture. A comprehensive refurbishment in recent years has carefully balanced heritage with refinement; elegant kitchen and bathroom suites sit harmoniously alongside original features including flagstone flooring, exposed stonework and characterful timber floors. A



A striking conservatory further enhances the connection between house and garden, flooding the interior with natural light.

The accommodation is both generous and beautifully proportioned. Reception spaces include a charming sitting room, formal dining room, well-appointed kitchen, conservatory and utility, complemented by a welcoming entrance hall and cloakroom. The first floor hosts a splendid principal bedroom with en suite wet room, two further bedrooms and a beautifully finished family shower room. A further staircase rises to the second floor, revealing an additional spacious double bedroom and separate bathroom. Throughout, the house enjoys an abundance of light, with each room framing delightful outlooks across the gardens or towards the sea.

The gardens are a particular triumph, thoughtfully designed to combine the romance of a traditional English cottage garden with Mediterranean influence. Terraced levels are defined by stone retaining walls and interspersed with clipped hedging, mature planting, palms and orchard trees. Lawned areas and meadow spaces create a variety of tranquil settings, offering both sun-drenched and shaded retreats throughout the day. At the far edge of the plot, a large stone-built garage provides practical access from the road.



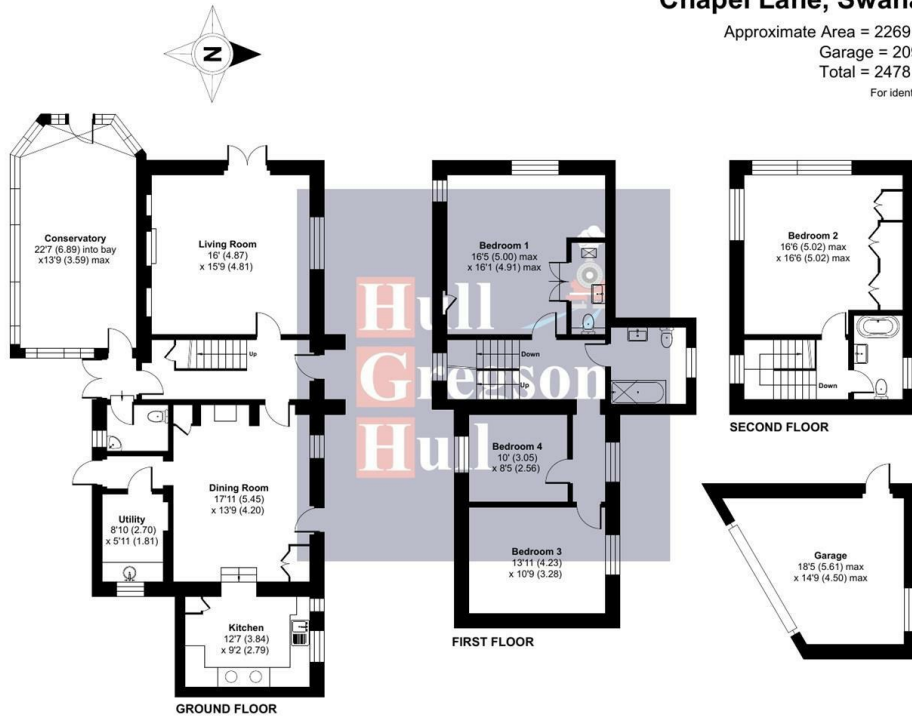
Clarence Cottage represents a rare opportunity to acquire a truly special home, rich in history, beautifully curated and set within an atmosphere of peace and privacy more often associated with a rural idyll, yet moments from the vibrant coastal town below.

Swanage, as a town, is a naturally beautiful seaside town to the Eastern side of Dorset. There is a tremendous community spirit in the town, with local organisers putting on fantastic events throughout the year which are well worth attending.

It's also worth noting, that in the recent history of the property, it has been enjoyed as a holiday home, and successfully run as a highly respected holiday let. The income potential for this property is huge.

Chapel Lane, Swanage, BH19

Approximate Area = 2269 sq ft / 210.7 sq m
 Garage = 209 sq ft / 19.4 sq m
 Total = 2478 sq ft / 230.1 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). © nichcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1431788

Ground Floor

Living Room 15'11" x 15'9" (4.87 x 4.81)

Dining Room 17'10" x 13'9" (5.45 x 4.20)

Kitchen 12'7" x 9'1" (3.84 x 2.79)

Utility Room 8'10" x 5'11" (2.70 x 1.81)

Conservatory 22'7" x 11'9" (6.89 x 3.59)

W.C

First Floor

Bedroom One 16'4" x 16'1" (5.00 x 4.91)

Ensuite

Bedroom Three 13'10" x 10'9" (4.23 x 3.28)

Bedroom Four 10'0" x 8'4" (3.05 x 2.56)

Bathroom

Second Floor

Bedroom Two 16'5" x 16'5" (5.02 x 5.02)

Externally

Large Stone Walled Garden

Garage 18'4" x 14'9" (5.61 x 4.50)

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: Detached House

Property construction: Standard

Mains Electricity

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.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. In some instances, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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.

