

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



Cauldron Farm Barn Park, Swanage, Dorset BH19 1QQ

Detached 45' x 22' residential park home situated to the north of Swanage. 2 bedrooms (en-suite shower room/W.C.), good-sized 'L' shaped lounge and dining room, kitchen, utility room, bathroom/W.C., gas central heating, double glazing, gardens, outside store, off road parking, hill views.

- Detached 45' x 22' residential park home
- Kitchen
- Gas central heating. Double glazing
- Hill views
- 2 bedrooms (1 en-suite shower room/W.C.)
- Utility room
- Gardens. Outside store
- Good-sized 'L' shaped lounge/diner
- Bathroom/W.C.
- Off road parking

Asking Price £325,000

Cauldron Farm Barn Park, Swanage, Dorset BH19 1QQ

SITUATION:

Located on Cauldron Barn Farm Park, a private residential park home site situated to the North of Swanage around half a mile from the main town centre amenities and convenient for the beach, access to open country walks and Beach Gardens with its bowling green tennis courts and putting greens.

DESCRIPTION:

A detached Prestige Homeseeker Residential Park Home manufactured and first sited in 2020, we understand. We are advised the Park Home is held on a continual licence (subject to site conditions) under The Mobile Homes Act 2013 and is to be used as a primary residence only. The property has gardens, brick paved parking space, and hill views. Site rules require the purchaser to be 50 or over and we are advised having one pet is permitted.

ACCOMMODATION:

Steps up to:

ENTRANCE HALL:

UPVC front door, radiator, cloaks cupboard, shelved cupboard, access to loft space, radiator.

LOUNGE/DINER (N & E):

'L' shaped room. Lounge area: 18'10" (5.74m) x 11'5" (3.48m); and Dining area: 9'4" (2.86m) x 9'1" (2.78m). 3 radiators, hill views, UPVC double glazed doors to the garden, TV aerial point, feature fireplace with electric fire. Opening to:

KITCHEN (N):

10'1" (3.09m) x 9'6" (2.91m). Single drainer stainless steel 1½ bowl sink unit and work surfaces with cupboards and dishwasher under, fitted fridge and freezer, further work surface with drawers and cupboards under, gas hob with extractor unit over, electric oven and microwave/grill combo, wall cupboards, tiled splash backs. Opening to:

UTILITY ROOM:

9'3" (2.84m) x 6'9" (2.07m). UPVC double glazed door to the garden, radiator, work surface with cupboards and washing machine under, cupboard housing Vaillant boiler, wall cupboards, tiled splash backs.

BATHROOM/W.C.:

Obscure double-glazed window, vanity wash basin with mixer tap, panelled bath with mixer tap/shower attachment, fully tiled surround, radiator, low level W.C., part half tiled walls, extractor unit.

BEDROOM 2 (S):

11'3" (3.43m) x 9'1" (2.78m). Radiator, glimpse of the hills. WALK-IN WARDROBE: 7'1" (2.16m) x 4'4" (1.33m). Shelving and hanging rails.

BEDROOM 1 (N):

11'6" (3.52m) + range of fitted wardrobes x 10'2" (3.1m). Radiator, hill views. Door to: EN-SUITE SHOWER ROOM/W.C.: Tiled shower cubicle with mains shower unit, vanity wash basin with mixer tap, towel radiator, low level W.C., part ½ tiled walls, illuminated, mirrored wall cupboard, obscure UPVC double glazed window.

OUTSIDE:

Lawned front garden, lawned side garden, part lawned rear garden with flower and shrub beds, paved paths and patio. Brick paved off road parking space for one vehicle (no commercial vehicles or camper vans). STORE: Pre-cast concrete construction, light and power. Paved dustbin area & paths. Additional parking spaces for visitors.

PITCH FEES/SERVICE CHARGE:

We are advised the pitch fees and water/sewerage contribution currently amounts to £267 per calendar month.



N.B.:

We understand the site rules specify a purchaser is required to be 50 or over and buying for their own primary residence only. One pet is permitted at any time. There is also the balance of a 10-year Goldshield Park Home Warranty Scheme which began on initial occupation which, we are advised, was 2020.

ADDITIONAL INFORMATION

Property type: Residential Park Home. Construction: Non-standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTP (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

Band B: £2091.79 payable for 2025/26 (excluding discounts).

VIEWING:

By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.



