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

MILES & SON Est. 1873
Estate & Letting Agents
www.milesandson.co.uk

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



Cauldron Barn Farm Park, Swanage, Dorset BH19 1QQ

Park home & holiday magazines residential park of the year 2025. Cauldron Barn Farm Park in Swanage, offers a quiet setting. Built in 2017, this modern detached residence spans 48 x 19 feet and has some hill views,

The property features two well-appointed bedrooms, including a master suite with an ensuite shower room and W.C. bathroom, two reception rooms, there is ample space for relaxation and entertaining.

The heart of the home is the well-equipped kitchen, complemented by a utility room that adds practicality to daily living. The property benefits from gas central heating and double glazing.

Outside, you will find a lovely garden area, perfect for enjoying the fresh air or tending to your plants. A convenient storage shed is also included, providing additional space for your belongings. Parking is available for one vehicle, aditional visitors parking available.

Held under a continual licence in accordance with the Mobile Homes Act, this property offers a unique opportunity to embrace a peaceful lifestyle in a picturesque setting.

- Detached Omar Regency residential park home
- Manufactured in 2017 and held on continual Licence under The Mobile Homes Act
- 2 bedrooms
- 2 reception rooms
- Kitchen. Utility room
- Bathroom/W.C. En-suite shower room/W.C.
- Gas central heating. Double glazing
- Gardens and terrace with sunny aspect. Parking
- Some hill and rural views
- Being sold with NO FORWARD CHAIN!

Asking Price £295,000

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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 Omar Regency Residential Park Home manufactured and first sited in late 2017. 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 lawned gardens, south and west facing terrace and has some rural 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 part boarded loft space with light.

LOUNGE (W &N):
17'6" x 10'5" (5.34 x 3.18)
17’2” (5.34m) x 10’5” (3.18m). View to hills, radiator, TV point, feature fireplace with electric fire. Opening to:

DINING ROOM (S&W):
12'9" x 7'7" (3.89 x 2.33)
12’9” (3.89m) x 7’8” (2.33m). Radiator, rural views, double glazed doors to the terrace. Opening to:

KITCHEN (S):
11'7" x 7'3" (3.55 x 2.23)
11’8” (3.55m) x 7’4” (2.23m). Single drainer stainless steel sink unit and work surfaces with drawers, cupboards and dishwasher under, fitted fridge and freezer, wall cupboards, tiled splash backs, electric oven, electric hob with extractor hood over. Opening to:

UTILITY ROOM:
7'6" x 5'8" (2.31 x 1.74)
7’7” (2.31m) x 5’2” (1.74m). Double glazed door to the terrace, radiator, work surface with cu[boards and washing machine under, cupboard housing Potterton boiler, wall cupboards, tiled splash backs.

STUDY/OFFICE (N):
5'6" x 5'4" (1.69 x 1.63)
5’8” (1.69m) x 5’4” (1.63m). Radiator, telephone point, view to the hills.

BATHROOM/W.C:
Obscure double-glazed window, wash basin with mixer tap, tiled splash back, panelled bath with mixer tap, part tiled surround, radiator, low level W.C., extractor unit.

BEDROOM 2 (N):
11'0" x 8'9" (3.37 x 2.69)
11’ (3.37m) x 8’11” (2.69m). View to the Hills, fitted wardrobes, radiator.

BEDROOM 1 (S):
12'7" x 8'9" (3.85 x 2.67)
12’7” (3.85m) x 8’9” (2.67m). Radiator. Door to: EN-SUITE SHOWER ROOM: Obscure double-glazed window, extractor unit, low level W.C., vanity wash basin with mixer tap, tiled splash back, radiator, tiled shower cubicle with mains shower unit.







OUTSIDE:
Lawned front garden, lawned side garden, part lawned rear garden with flower and shrub bed, south and west facing paved terrace with wrought iron railings. Allocated parking for one vehicle (no commercial vehicles or camper vans). STORE: 6'4" (1.93m) x 5'9" (1.76m). Pre-cast concrete construction, metal door. Paved dustbin area & paths. Additional designated parking spaces for visitors.

PITCH FEES/SERVICE CHARGE:
We are advised the pitch fees and water/sewerage contribution amounts to around £279.52 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 December 2017.

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

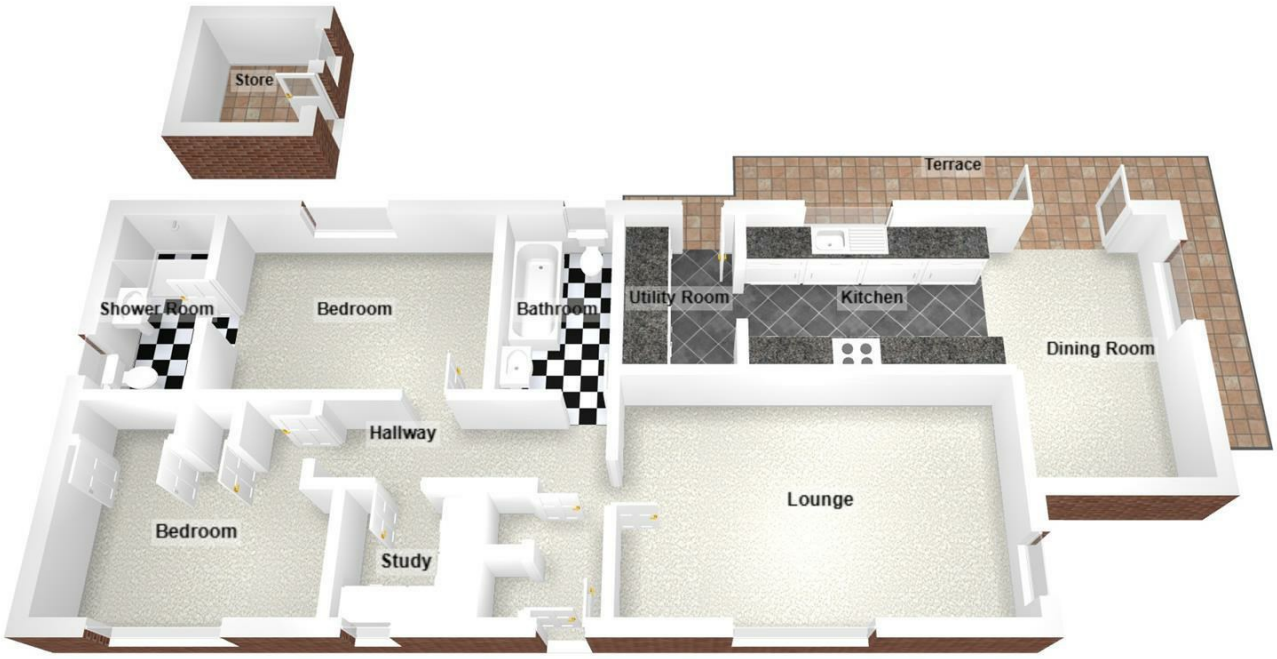
COUNCIL TAX:
Band A: £1705.88 payable for 2024/25 (excluding discounts).

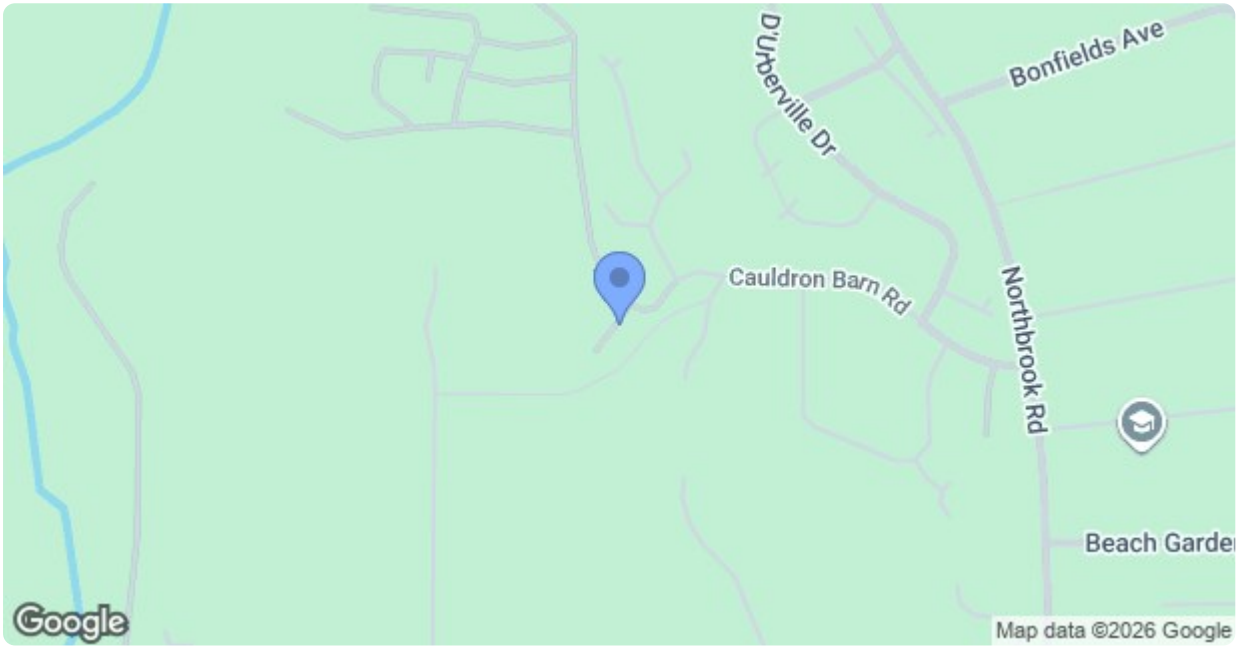
VIEWING:
By appointment only please, with the Agents MILES & SON. Our office is open Monday-Friday 9am-5/5.30pm and Saturday 9am-3pm April-October inclusive, 9am-12.30pm at other times. Lunchtimes included.

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. An appointment to view should be made and all negotiations conducted through Miles & Son.






Store
Terrace
Shower Room
Bedroom
Bathroom
Utility Room
Kitchen
Dining Room
Hallway
Lounge
Bedroom
Study


D'Urberville Dr
Bonfields Ave
Cauldron Barn Rd
Northbrook Rd
Beach Garde
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