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

MILES & SON
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Estate & Letting Agents
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## Ulwell Road, Swanage, Dorset BH19 1QU

Situated in North Swanage, this detached house was built in 1976, the property spans 1,130 square feet. There are two reception rooms, a downstairs WC , while the main bathroom has both a bath and a separate shower. there are three well proportioned bedrooms. The property benefits from gas central heating and double glazing.
One of the features of this home is its west-facing garden, additionally, off-road parking.
This property boasts views of the surrounding hills and farmland. The location is ideal for those who appreciate the great outdoors, with open countryside and scenic hill walks just a stone's throw away.
Swanage town centre can be reached by a regular bus service or take a stroll via the sea front , Steam Railway and many shops and eateries.

- Link detached house
- 3 bedrooms
- Lounge. Dining hall
- Kitchen. Conservatory
- Cloakroom/W.C. Bath/shower room/W.C.
- Gas central heating
- Double glazing
- Off road parking
- Gardens
- Some rural views

**Asking Price £550,000**

# Ulwell Road, Swanage, Dorset BH19 1QU

**SITUATION:**
On the northern outskirts of Swanage with a westerly rear garden & aspect backing on to open farmland. Access to country walks & Ballard Down are nearby with Swanage town centre around 1½ miles

**DESCRIPTION:**
A detached house of rendered elevations under a tiled roof. The property offers good sized accommodation with a full width lounge, dining room and conservatory and three double bedrooms. The rear garden has a small stream running through it and there are rural and hill views. The property is being offered with no forward chain.

**ACCOMMODATION:**
Entrance with veranda.

**ENTRANCE HALL (E):**
UPVC double glazed door and side screen, telephone point, understairs cupboard, radiator.

**CLOAKROOM/W.C:**
Obscure double-glazed window, low level W.C., extractor unit, radiator, vanity wash basin with mixer tap and tiled splash back.

**DINING ROOM:**
10'2" x 8'11" (3.1 x 2.72)
10’2” (3.1m) x 8’11” (2.72m). Arched opening from the hall, obscure double-glazed windows, radiator. Arched opening to:

**LOUNGE (W):**
20'0" x 11'8" (6.1 x 3.58)
20’1” (6.1m) x 11’9” (3.58m). TV aerial point, 2 radiators, feature fireplace with electric fire, rural and hill views, double glazed doors to the garden. Double glazed doors to:

**CONSERVATORY (S, W & N ):**
9'10" x 9'10" (3 x 3)
CONSERVATORY (S, W & N): 9’10” (3m) x 9’10” (3m) max. UPVC double glazed windows on brick plinth, translucent roofing, tiled floor. Double glazed doors to the garden.

**KITCHEN (N):**
11'3" x 9'10" (3.45 x 3.02)
11’4” (3.45m) x 9’11” (3.02m). 1½ bowl single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for washing machine under, fitted fridge and freezer, gas hob with extractor hood over, double electric oven, tiled splash backs, wall cupboards, hill glimpse. Double glazed door to garden.

**FIRST FLOOR**

**LANDING (N & E):**
LANDING (N & E): Hill and rural views, 2 radiators (1 on half landing), access to part boarded and insulated loft space with retractable ladder.

**BATHROOM/SHOWER ROOM/W.C:**
Two obscure double-glazed windows, panelled corner bath with mixer tap, concealed cistern W.C., vanity wash basin with mixer tap, half-tiled walls, towel radiator, fully tiled shower cubicle with mains shower unit, illuminated mirror, shaver point.

**BEDROOM 1 (W):**
16'0" x 8'11" (4.88 x 2.72)
16’ (4.88m) x 8’11” (2.72m). Range of fitted wardrobes, bedside furniture and storage cupboards, radiator, rural and hill views.

**BEDROOM 2 (W):**
12'7" x 10'7" (3.86 x 3.25)
12’8” (3.86m) x 10’8” (3.25m). Fitted wardrobes and shelving, telephone point, radiator, TV aerial point, rural and hill views.







**BEDROOM 3 (E):**
10'5" x 8'11" (3.2 x 2.72)
10’6” (3.2m) x 8’11” (2.72m). Radiator, built-in wardrobe, rural and hill views.

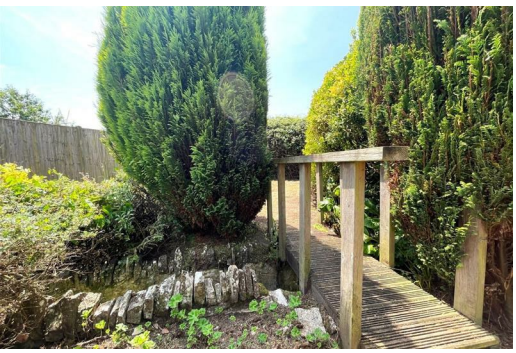
**OUTSIDE:**
Double wrought iron gates lead onto the front garden which is mainly brick paved to provide off road parking, shrub beds, outside light and tap. Side access to the rear garden with paved patio, hardstanding for garden shed, grassed and shrubs, a small stream runs through the garden with a wooden bridge.

**ADDITIONAL INFORMATION**
Property type: Detached. Construction: 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

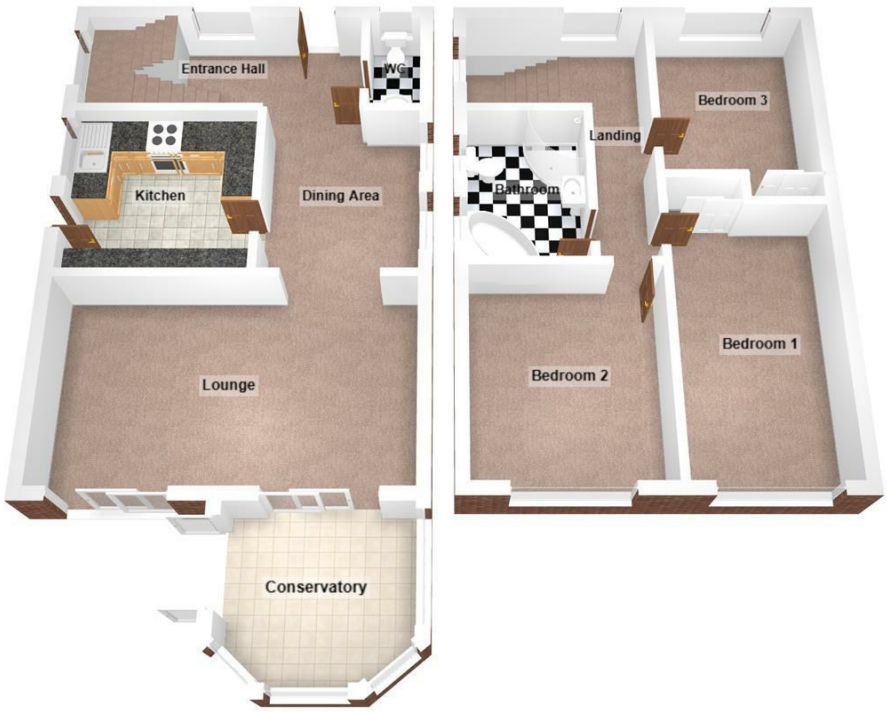
**COUNCIL TAX:**
Band E: £3444.30 payable for 2026/27 (excluding discounts, or additional home premium).

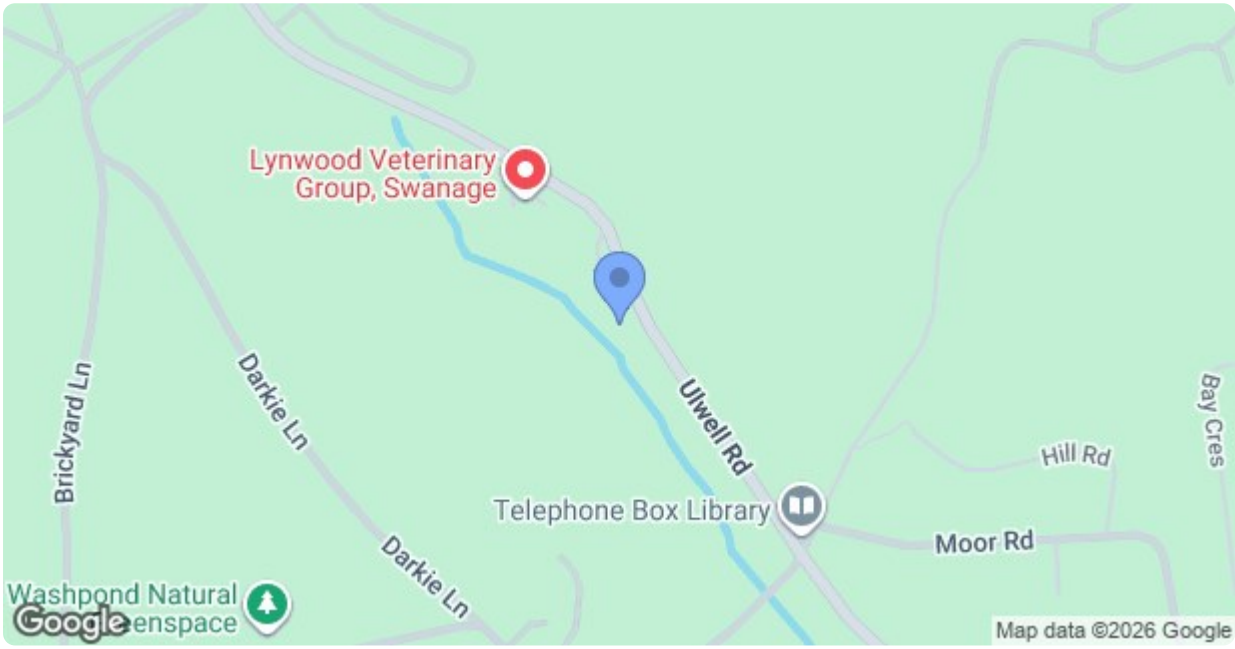
**VIEWING:**
By appointment only please, with the Agents MILES & SON. Our office is normally open Monday-Friday 9.00am-5/5.30pm and Saturday 9.00am-3pm April-October inclusive, 9.00am-12.30 pm at other times. Lunchtimes included.

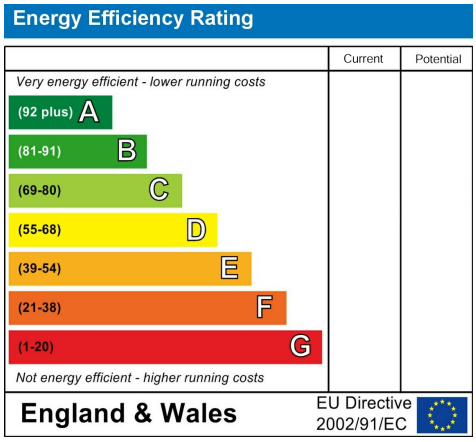
**DMCC Act 2024**
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Entrance Hall
WC
Kitchen
Dining Area
Lounge
Conservatory
Landing
Bedroom 3
Bathroom
Bedroom 2
Bedroom 1


Lynwood Veterinary Group, Swanage
Brickyard Ln
Darkie Ln
Darkie Ln
Ulwell Rd
Telephone Box Library
Hill Rd
Moor Rd
Bay Cres
Washpond Natural Greenspace
Map data ©2026 Google


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
England & Wales
EU Directive 2002/91/EC