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



Haycrafts Lane, Swanage, Dorset BH19 3EB

Detached chalet style house on approx. half acre plot in Harmans Cross. Refurbishment opportunity. 5 bedrooms, 2 reception rooms, 2 kitchens, 3 bath/shower rooms, gas central heating, garage, home office, ample parking. Previously PP had been granted to demolish and redevelop (elapsed).

- Detached house on a half acre plot
- Refurbishment/renovation project
- Previous planning approval to demolish and erect three detached houses (elapsed)
- 5 bedrooms
- 2 reception rooms
- 2 kitchens
- Bathroom/W.C. 2 wet-room/W.C.'s
- Gas central heating. Double glazing
- Home office with kitchenette and w.c.
- Garage and ample parking

Guide Price £595,000

Haycrafts Lane, Swanage, Dorset BH19 3EB

DETACHED HOUSE ON A HALF ACRE PLOT – REFURBISHMENT PROJECT – PREVIOUS APPROVAL HAD BEEN GRANTED TO DEMOLISH AND ERECT THREE DETACHED HOUSES (elapsed)

SITUATION:
On an approximate half acre plot within the Village of Harmans Cross. There are local convenience stores in the Harmans Cross and the Village Hall which is adjacent to a station on the Heritage Swanage Steam Railway line.

DESCRIPTION:
A detached property originally built, we understand in the 1920's and in need of extensive refurbishment. Planning approval had previously been granted to demolish and erect three detached properties (elapsed). Those plans are available to view – planning.dorsetcouncil.gov.uk – application No.: 6/2020/0148.

ACCOMMODATION:

RECEPTION HALL:
12'6" (3.81m) x 8' (2.44m). UPVC door, understairs storage, radiator.

BEDROOM 2 (SE):
13'7" (4.14m) x 11'11" (3.63m). En-suite wet room/W.C.

LOUNGE (SE & NE):
18'1" (5.51m) x 17' (5.18m) max. Purbeck stone fireplace with wood burning stove, radiator, TV point. Lobby with door to rear garden and opening to:

KITCHEN (SW, SE & NW):
12' (3.66m) x 11'4" (3.45m). Single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, space and plumbing for dishwasher and space for fridge under, wall cupboards.

REAR HALL:
Door to the outside, radiator, cupboard housing pre-lagged hot water cylinder, door to reception hall (currently blocked).

W.C.:
Obscure double-glazed window.

KITCHEN (SW):
12'2" (3.86m) x 11'8" (3.58m). Sink and work surfaces, wall cupboards space and plumbing for washing machine and other appliance spaces. Door to:

RECEPTION ROOM 2 (SW):
16'1" (4.9m) x 11' (3.35m) max. Door to reception hall (currently blocked), radiator, TV aerial point.

WET ROOM:
Fully tiled walls, Triton electric shower unit, wash basin, heated towel rail, obscure double-glazed window.

BEROOM 3 (NE):
11'10" (3.6m) x 11' (3.35m). Radiator.

FIRST FLOOR

LANDING:
Velux window.

BEDROOM 1 (SE):
12'8" (3.86m) x 11'8" (3.55m) plus fitted wardrobes. Eaves access, radiator.







BEDROOM 5 (SW):
11'4" (3.45m) x 10'4" (3.15m) Loft access, radiator.

BATH/SHOWER ROOM/W.C.:
Obscure double-glazed window, shower cubicle with mains shower unit, panelled jacuzzi bath, low level w.c., heated towel rail, wash basin, part sloping ceiling.

BEDROOM 4 (NW):
11'11" (3.63m) x 8'10" (2.69m). Eaves access housing gas boiler.

OUTSIDE:
Approximate half acre plot with the majority of the garden with a sunny, southerly aspect. GARAGE: 20'6" (6.25m) x 14'5" (4.39m). OFFICE: 14'5" (4.39m) x 14' (4.25m) including kitchenette, and w.c.

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 F: £3611.95 payable for 2025/26 (excluding discounts, or additional home premium).

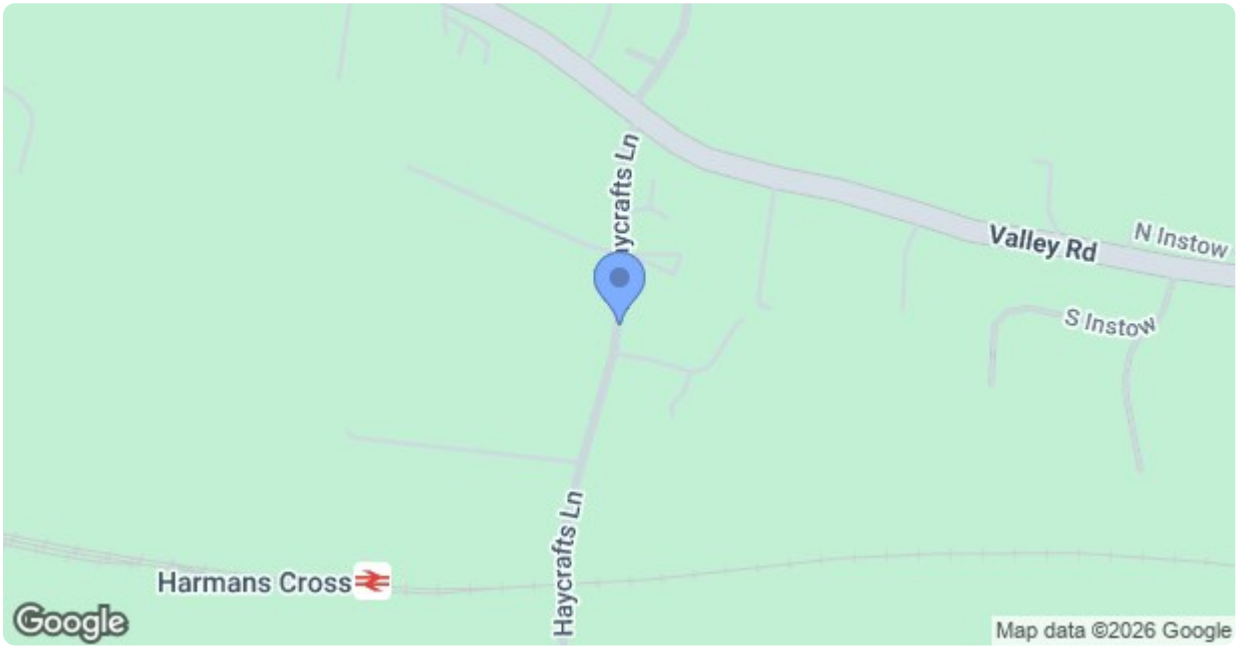
VIEWING:
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

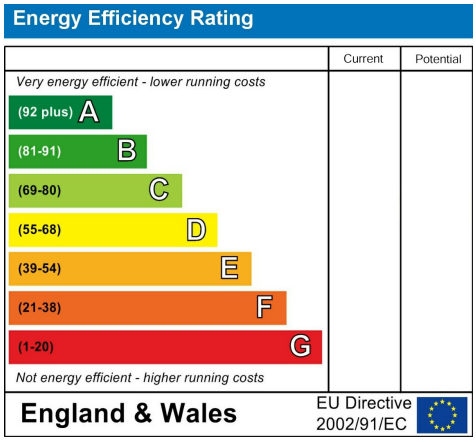
THE PROPERTY MISDESCRIPTION ACT 1991:
The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare 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.






Kitchen
Bedroom
Lounge
Entrance Hall/Dining Room
Dining Room
Bedroom
Entrance Hall
Kitchen
Shower Room
WC
Ground Floor
Bedroom
Landing
Bedroom
Bathroom
Bedroom
First Floor
Office/Workshop
Garage
Garage


Haycrafts Ln
Valley Rd
N Instow
S Instow
Haycrafts Ln
Harmans Cross
Google
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