

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



Tel: 01929 423333  
(24 hours)  
Web: [www.milesandson.co.uk](http://www.milesandson.co.uk)  
Email: [property@milesandson.co.uk](mailto:property@milesandson.co.uk)



### **Cowlease, Swanage, BH19 2QE**

Double-fronted terraced character cottage situated just 1/2 a mile west of the town centre. 4 bedrooms, 2 reception rooms, kitchen, utility room/W.C., bathroom/W.C., gas central heating, double glazed windows, enclosed rear courtyard, private road with residents unallocated parking.

- Character and well-presented double-fronted terraced cottage
- Kitchen. Utility room/W.C.
- Private road with residents unallocated parking
- Being sold with NO FORWARD CHAIN!
- 4 bedrooms
- Bathroom/W.C.
- Rear yard
- 2 reception rooms
- Gas central heating. Double glazed windows
- Current holiday letting property (vacant possession end September 2026)

**Asking Price £385,000**

# Cowlease, Swanage, BH19 2QE

## SITUATION:

Within a private unmade cul-de-sac, convenient for access to open country walks approximately half a mile to the west of Swanage town centre. Close to local amenities.

## DESCRIPTION:

A well-presented double-fronted character Victorian cottage constructed of rendered elevations with stone dressing under a stone roof. Being offered for sale with NO FORWARD CHAIN the property has been updated and well maintained by the current owners and is being used as a second home, and for holiday letting purposes.

## ACCOMMODATION:

Part glazed wooden front door to:

### LOUNGE (W):

13'9" (4.19m) x 12' (3.66m). Cast iron fireplace with hearth, cupboard housing electric meter and consumer unit, cupboard housing gas meter, telephone point, radiator, TV point, wall lights, remote operated central heating thermostat. Opening to:

### DINING ROOM (W):

12' (3.66m) x 10'10" (3.29m). Stone fireplace with polished stone hearth and mantle.

### KITCHEN (E):

8'8" (2.64m) x 8'4" (2.54m). Breakfast bar, radiator, single drainer 1½ bowl sink unit and work surfaces with drawers and cupboards under, space for fridge, wall cupboards, electric oven and hob with extractor hood over, tiled splash backs. Stable door to: Courtyard.

### UTILITY ROOM/W.C.:

8'4" (2.54m) x 5'4" (1.63m). Obscure glazed window, wall cupboard, appliance space, wash basin with mixer tap and tiled splash back, low level w.c., space and plumbing for washing machine, radiator, Worcester boiler.

## FIRST FLOOR

### LANDING (E):

Radiator.

### BEDROOM 4 (W):

12' (3.66m) x 8'6" (2.58m). Radiator.

### BATHROOM/W.C. (E):

Radiator/towel radiator, low level w.c., wash basin with tiled splash back, Victoria style roll edged bath with mixer tap/shower attachment, fully tiled surround.

### BEDROOM 1 (W):

12' (3.66m) x 10'9" (3.28m). Radiator.

## SECOND FLOOR

### LANDING:

Part wood panelling.

### BEDROOM 2 (W):

12' (3.66m) x 10'9" (3.28m). Part sloping ceilings, radiator, hanging rail to alcove, view over the rooftops to the Purbeck Hills beyond.

### BEDROOM 3 (W):

12' (3.66m) x 7'7" (2.3m) plus door well. Part sloping and beamed ceiling, radiator, view over the rooftops to the Purbeck hills beyond.



**OUTSIDE:**

The property is situated on a private unmade road on which there is residents, unallocated parking. To the rear of the property is an enclosed courtyard stone paving, and a paved patio. This property has a pedestrian right of way from the courtyard with entry further down the terrace.

**ADDITIONAL INFORMATION**

Property type: Terraced. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: Fttp ([checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)). Mobile signal/coverage: Please see: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

**COUNCIL TAX:**

Band C: £2504.96 payable for 2026/27 (excluding discounts or additional home premiums).

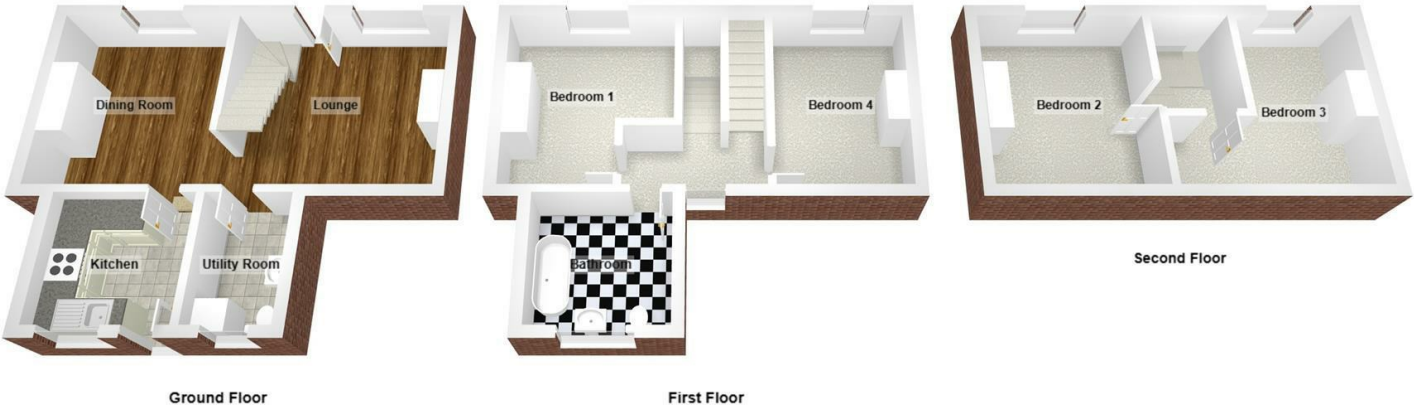
**VIEWING:**

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.





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