



High Street

Swanae, BH19 2NH



Freehold

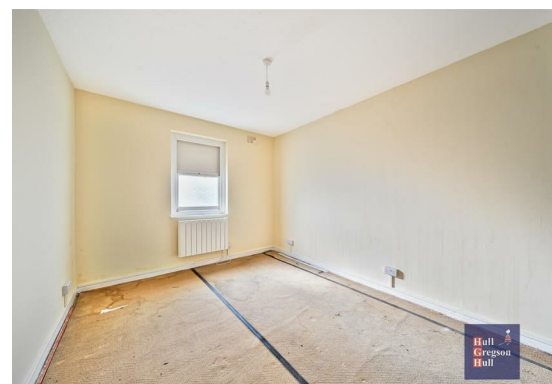


High Street

Swanage, BH19 2NH

- Business Potential
- Retail Premises With Two Bedroom Apartment Above
- Workshop Space On The Ground Floor
- Historical And Characterful Features
- Close To Swanage Town & Beach
- Potential To Update
- Additional Income Potential
- Grade II Listed
- Spacious Accommodation
- Recently Refurbished Kitchen





We are pleased to present The Old Forge, a charming terraced property located on the High Street in the picturesque town of Swanage. This historic Grade II listed property, dating back to the 18th century, offers a unique blend of character and potential, making it an ideal opportunity for those looking to combine residential living with a business venture. There is also scope to rental out the first floor apartment and / or the commercial premises on the ground floor.

The ground floor features a spacious warehouse area, which



could serve as a workshop, garage, or even a retail unit, providing ample space for your business needs. Additionally, there are generous outbuildings that offer further storage options. The rear garden is hard standing and has a Southerly facing aspect, making it an idyllic suntrap. The ground floor is equipped with a W.C and wash basin, adding to its practicality and has a large front window, enabling you to showcase any products on offer if ran as a shop.

A separate private entrance ascends you to the first floor where you are greeted by a welcoming hallway that leads into a cosy living room, complete with an original fireplace that adds warmth and charm to the space. The newly fitted kitchen boasts modern conveniences, including an integrated oven and ample storage with eye-level and under-counter units, making it a delightful space for culinary pursuits.

The first floor also accommodates two well-proportioned double bedrooms, perfect for restful nights. A bath/shower room and an additional W.C complete this level, ensuring comfort and convenience for residents.

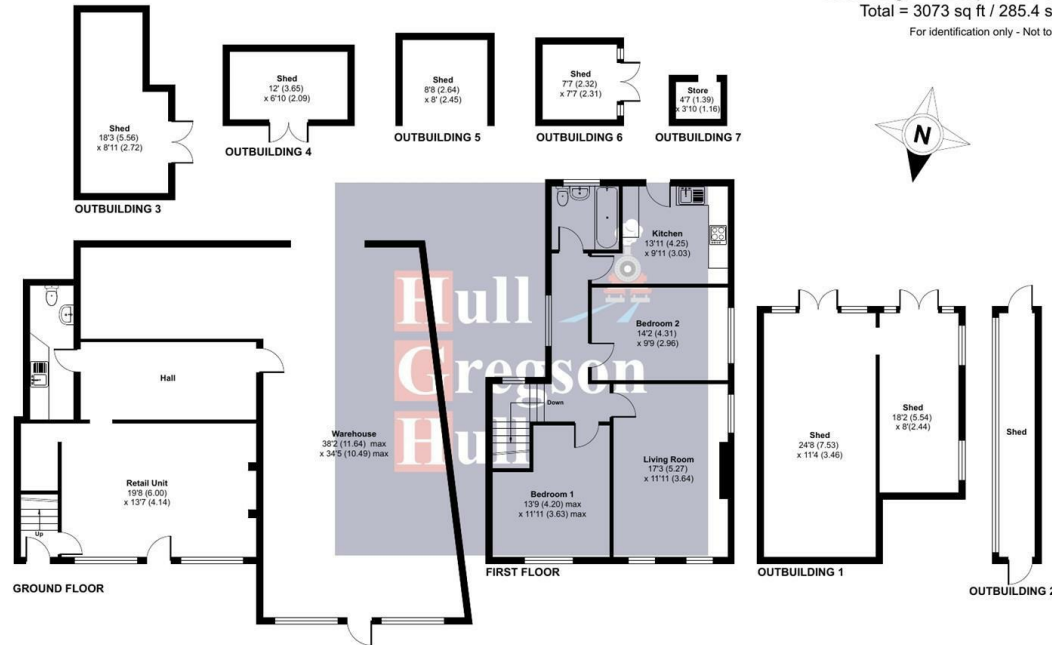
Situated within close proximity to local shops, Swanage Town Centre, and one of Dorset's finest beaches, The Old Forge is not only a home but a lifestyle choice. With its rich history and versatile layout, this property is brimming with potential for both personal and professional use. We invite you to explore the possibilities that await in this remarkable property.



High Street, Swanage, Swanage, BH19

Approximate Area = 2181 sq ft / 202.6 sq m
Outbuildings = 892 sq ft / 82.8 sq m
Total = 3073 sq ft / 285.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Hull Gresson & Hull (Swanage) Ltd. REF: 1284892



COMMERCIAL PREMISES:

Retail Unit

19'8" x 13'6" (6.00 x 4.14)

Hall

Warehouse

38'2" x 34'4" (11.64 x 10.49)

Various Outbuildings & Rear Garden

FIRST FLOOR APARTMENT:

Living Room

17'3" x 11'11" (5.27 x 3.64)

Kitchen

13'11" x 9'11" (4.25 x 3.03)

Bedroom 1

13'9" x 11'10" (4.20 x 3.63)

Bedroom 2

14'1" x 9'8" (4.31 x 2.96)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Commercial unit, garage and two bedroom apartment above.

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type:

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.