



Limes Hotel 48. Park Road  
Swanage | | BH19 2AE





*The conservatory leads into the charming entrance hall which exudes character and luxury with tiled flooring and stained glass windows. A doorway leads firstly into one of the largest of the guest bedrooms. This generous double room boasts a feature brick fireplace and access onto the conservatory, with privacy glass.*

*Steps rise into the ensuite which is another immaculately presented space, exuding luxury with herringbone flooring, his & her wash basins, a vanity unit and, most notably, a feature clawfoot bath and separate shower cubicle.*

*At the end of the main entrance hall is the owner's accommodation, offering privacy and a feeling of luxury with beautifully hand designed décor, making living onsite a true pleasure. The main living area boats ample space for a large dining table and chairs, flowing into the living room with comfy sofas, TV and console and coffee tables, and plenty of space for additional storage units. French doors open onto the conservatory which floods the living area with sunshine. In the conservatory there is an idea opportunity to work from home, whilst enjoying the outlook over the private tiered patio garden. The versatile garden is home to a one bedroom chalet with living space and wash room. This is perfect for further additional income, or to house family members. The garden boasts a well-established olive tree, and additional space for storage units.*

*The property also offers on site parking with space for at least seven vehicles.*

# KEY FEATURES

*The Limes Hotel presents a rare opportunity to acquire a well established and charming guest house with the opportunity to earn a stress free income whilst enjoying a substantial family home. Situated on an elevated position on Park Road, the property enjoys multiple sea views, just a short walk from the town centre and the award winning golden sandy beach. This magnificent Victorian building was built in 1895 and initially cared for our wounded soldiers during the war. This legacy of care has continued throughout the years and the property now operates as a successful guesthouse.*

*The Limes Hotel is entirely self-sufficient, meaning guests can check in and out at their leisure using the coded key boxes in the conservatory. There is a self-service cabinet in the main hallway offering fresh milk, and extra towels, teas and coffees to ensure guests have everything they need. The owners simply check their app to look after their guests, making this form of income completely stress-free. Alternatively, the residence will make a fantastic family home, ideal for multi-generational use.*

*This attractive and well proportioned character building is arranged over multiple floors with three bedroom owner accommodation, private garden and parking for at least seven vehicles. Eleven of the thirteen guest bedrooms benefit from en-suite shower rooms, while two single rooms are served by two separate shower rooms.*

*Upon entering the front door, we are welcomed by a bright communal conservatory and lounge area, paved with Purbeck stone which provides a pleasant space for guests to relax, socialise or enjoy views towards Swanage Bay and the Purbeck Hills. Located here are the separate key boxes for each of the guest rooms.*







# KEY FEATURES

From the living space, doors lead to the kitchen, a practical space suitable for creating large family meals, and comprising a four seater island breakfast bar. The kitchen then provides access to a large laundry room, ideal for onsite linen care. From the kitchen there is further storage/utility space which then provides additional access onto the garden.

The owner's accommodation presents three good sized double bedrooms, two of which are served by the family shower room. The principal suite boasts a beautifully designed ensuite, blending Victorian proportions with bespoke modern design. The ensuite comprises a walk-in shower, his & hers wash basins built in storage, vanity unit and W.C. Doors then lead into the principal bedroom, a generous double room with bay window for plenty of natural light. The current vendors have left the original dining room door in situ for potential buyers to convert to another guest suite.

From the main hallway, stairs rise to the first floor, comprising seven of the fourteen guest suites. Here, there are two large double rooms with ensuite shower rooms. One of these bedrooms offers the potential to create a balcony, STPP, perfect for enjoying your favourite tittle and admiring the sea views. These bedrooms are separated by a convenient storage room, ideal for keeping extra towels and linens. Two more double rooms boast their own private ensuite showers and some beautiful coastal views. The two single rooms on this floor are served by a separate shower room and bathroom, meaning each bedroom is provided with private facilities.

Stairs rise again to the second floor, comprising five more guest bedrooms and beautiful views over Swanage bay. Two family rooms provide plenty of space for a large double bed and twin singles, served by en ensuite showers. There are three more double bedrooms on this floor, again with ensuite showers and boasting more stunning views of the town and bay.

This self-sufficient family business offers stress-free income, and a substantial private residents, all just moments away from the award-winning sandy beaches of Swanage. This truly magnificent property must be seen to be appreciated.

Viewing comes highly recommended







# SELLER INSIGHT

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## GROUND FLOOR

Entrance 21'1" x 13'3"

Bedroom 14'3" x 19'8"

Utility 25'0" x 5'4"

Kitchen 12'11" x 15'1"

Storage 11'5" x 8'0"

Conservatory 13'9" x 8'6"

Living Room 14'6" x 13'3"

Dining Area 13'2" x 9'3"

Bedroom 9'3" x 12'2"

Bedroom 11'6" x 8'7"

Bedroom 12'8" x 17'0"

## FIRST FLOOR

Store Room 6'9" x 8'1"

Bedroom 14'6" x 16'6"

Bedroom 11'6" x 13'8"

Bedroom 10'2" x 8'10"

Bedroom 11'6" x 13'2"

Bedroom 6'7" x 9'5"

Bedroom 7'2" x 9'1"

Bedroom 13'6" x 16'10"

## SECOND FLOOR

Bedroom 13'3" x 16'3"

Bedroom 13'3" x 13'6"

Bedroom 11'7" x 23'4"

Bedroom 12'7" x 23'4"

Bedroom 12'5" x 14'6"

### 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: Guest House*

*Property construction: Standard*

*Mains Electricity*

*Mains Water & Sewage: Supplied by Wessex Water*

*Heating Type: Gas*

*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*

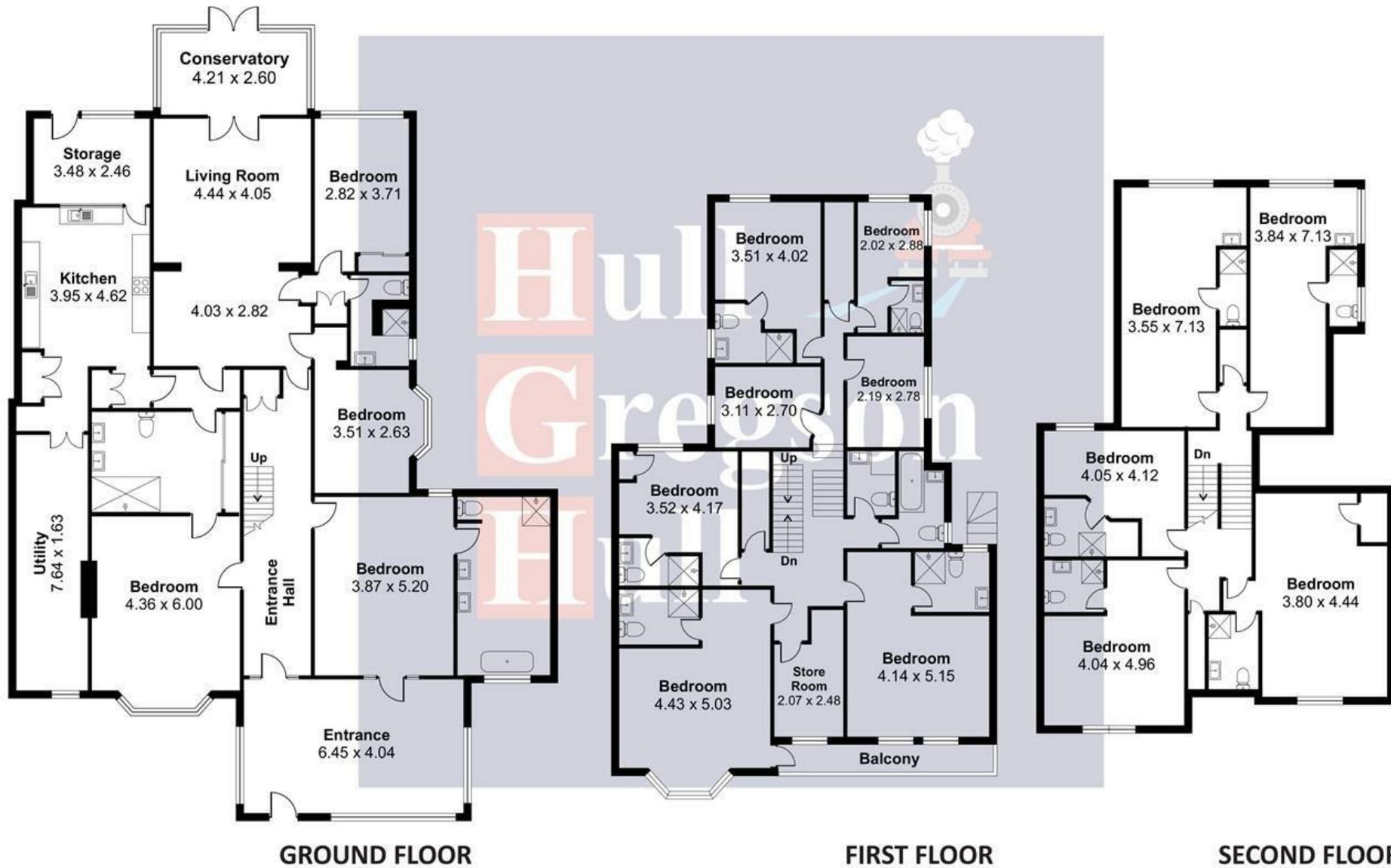
*including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.*



# 48 Park Road, Swanage BH19 2AE

Approximate Area = 5594.5 sq ft / 519.75 sq m

For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.