



Church Hill
Swanage, BH19 1HU

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**Hull
Gregson
Hull**
01929 42 66 55
hgh.co.uk
FOR SALE

Asking Price
£365,000 Freehold



Church Hill

Swanage, BH19 1HU

- Characterful and Gently Modernised Two Bed Cottage
- Grade II Listed with Original Features
- Local Amenities Close By
- No Forward Chain
- Two Double Bedrooms
- Communal Gardens with Purbeck Hill Glimpses
- Ideal Holiday Let
- A Short Walk from Swanage Town Centre and Beach
- Ground Floor W.C
- Side Access to Gardens





Welcome to Church Hill, a quaint Purbeck stone street lined with beautifully designed stone cottages which simply exude traditional Dorset charm, all with the eclectic backdrop of St. Mary's Church. This two bedroom cottage presents a rare opportunity to own a Grade II Listed home steeped in local history and character. Located just a short stroll from local Swanage amenities, the property offers a truly charming yet comfortable place to live.

Steps lead to the front door, which welcomes us initially into the living room. The space is rich in character with a feature Purbeck stone fire place and dark wood flooring, offering a cosy place to relax and shut the world away. The living room boasts plenty of space for a sofa suite, display cabinets and a breakfast table, whilst sash windows beckon in the sunshine.



A doorway leads directly to the kitchen, a practical and space-saving room comprising essentials such as base and eye-level storage cupboards, inset sink and dishwasher, integrated oven, grill and four-ring electric hob. From the kitchen, there is access to a separate W.C.

Following back through to the living room, stairs lead down to the second of the two bedrooms. This unique space allows plenty of room for twin beds or a generous double, with further room for free-standing storage. Feature ceiling beams continue the sense of charm throughout the property. From here, there is separate access into the property, whereby you can easily access the communal gardens.

From the living room stairs also rise to the principal bedroom, a substantial double bedroom with original Purbeck stone fireplace. There is plenty of room for further storage and inset shelving provides ideal space to store books.

Stairs then lead to the bathroom, a modernised space comprising P-shaped bath and shower over, W.C., and wash basin. The property has been gently modernised to incorporate contemporary comforts with the original long-standing character and charm of the home and land on which it stands.



Outside, the communal gardens area accessed through a shared archway. The gardens are mostly laid to lawn and are tiered to create ideal space for a bistro four-seater table to enjoy drinks outside in the summer months or a coffee in the mornings.

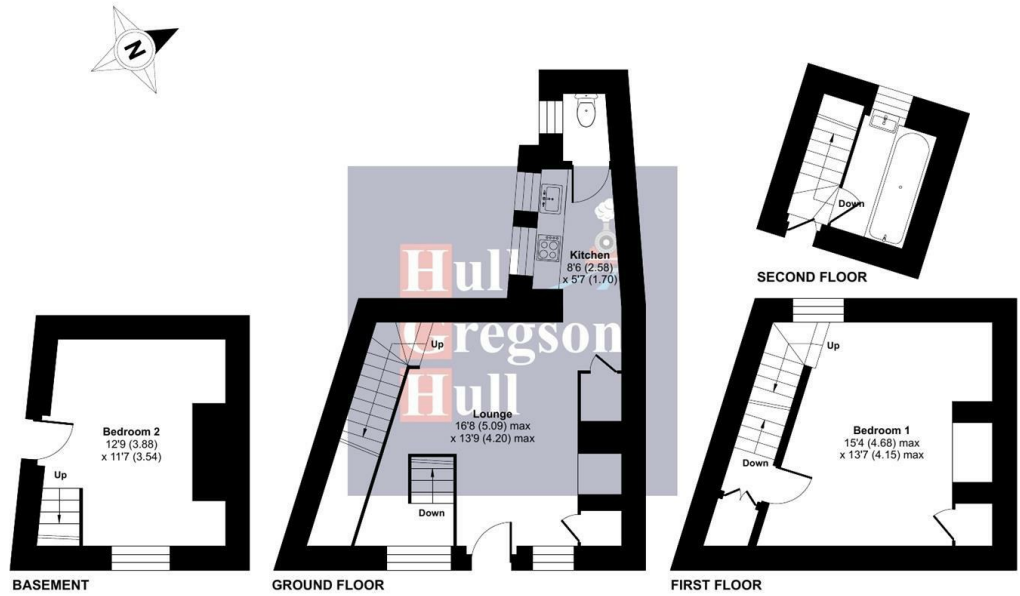
From here there are pleasant glimpses over the Purbeck Hills towards the sea. The property is situated just a stone's throw from the local corner shop for convenience, and is of walkable distance to the Black Swan Pub.

This property is presented to market with no forward chain, and offers the versatility to be used as a holiday home, buy to let or your own full-time residence to enjoy. This enchanting cottage encapsulates historic Swanage charm whilst creating the convenience of modern living, all just a short stroll from the award-winning sandy beaches of Swanage. Viewing is highly recommended.

Church Hill, Swanage, BH19

Approximate Area = 711 sq ft / 66 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). © nichcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1424518



Lounge
16'8" max x 13'9" max (5.09 max x 4.20 max)

Kitchen
8'5" x 5'6" (2.58 x 1.70)

W.C

Bedroom One
15'4" max x 13'7" max (4.68 max x 4.15 max)

Bedroom Two
12'8" x 11'7" (3.88 x 3.54)

Bathroom

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: House
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric

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.

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		
		84
	55	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
		84
	55	
England & Wales	EU Directive 2002/91/EC	