Bell Street

Swanage, BH19 2RY

2 1 1

Freehold

Hull Gregson Hull

Bell Street

Swanage, BH19 2RY

- Character GII Listed Stone Cottage
- REFURBISHMENT PROJECT
- Two Bedrooms
- Large Walled Front Garden
- Many Original Features
- Close to Local Ameneties
- Near Countryside Pathways to the Jurassic Coast
- Rear Garden

A petite and TRADITIONAL GRADE II Listed PURBECK STONE COTTAGE retaining many period features including latch & brace doors, beamed ceiling, local Purbeck stone fireplace and a LARGE WALLED GARDEN to the front. The property has suffered some water ingress and therefore REFURBISHMENT is REQUIRED to restore it to its previous very attractive and welcoming condition.

Enter into the neat and upgraded kitchen to find worktops with integral hob, Belfast sink, a range of wall and base units with integral electric oven and and filtration hood. This is a bright room with storage provided by wall units, and which with careful arrangement could provide space for a washing machine and fridge freezer.

A step down and the living room offers a large feature fireplace with space for a woodburning stove and small table and chairs beneath the window and a door leading to a stone flagged patio and garden.

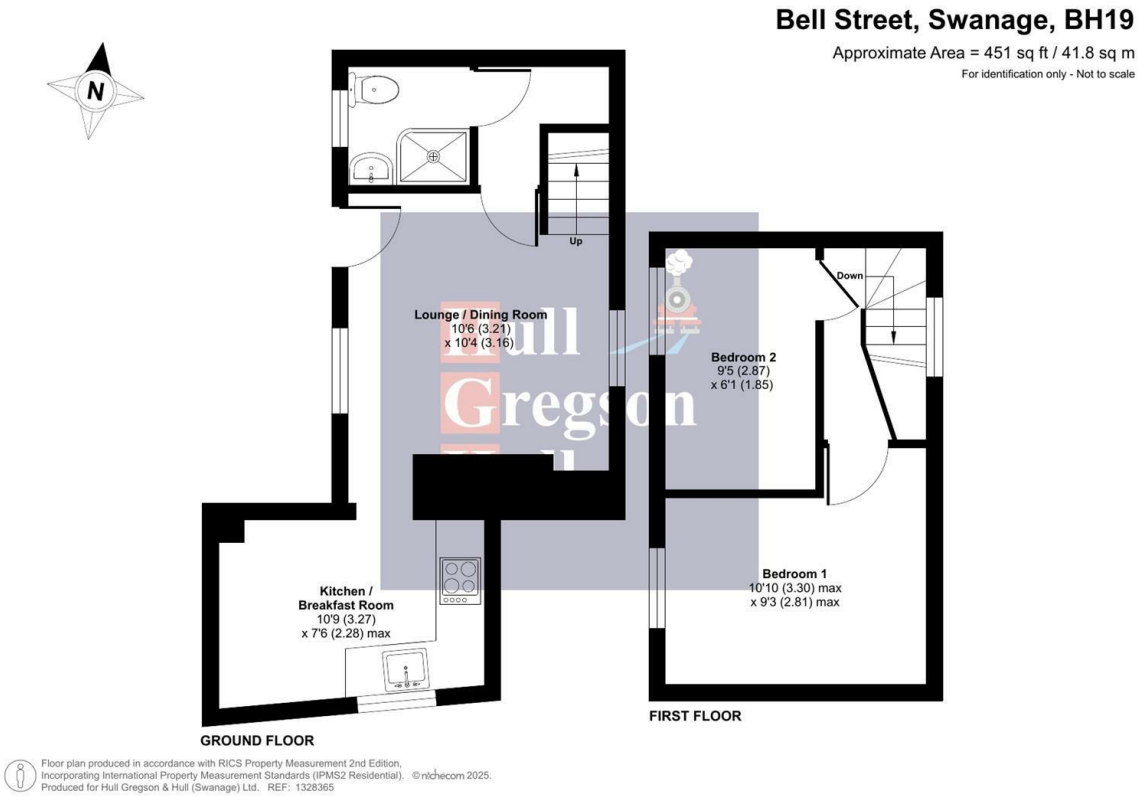
Completing the ground floor accommodation is a shower room comprising a shower cubicle, low-level W.C and wash hand basin.

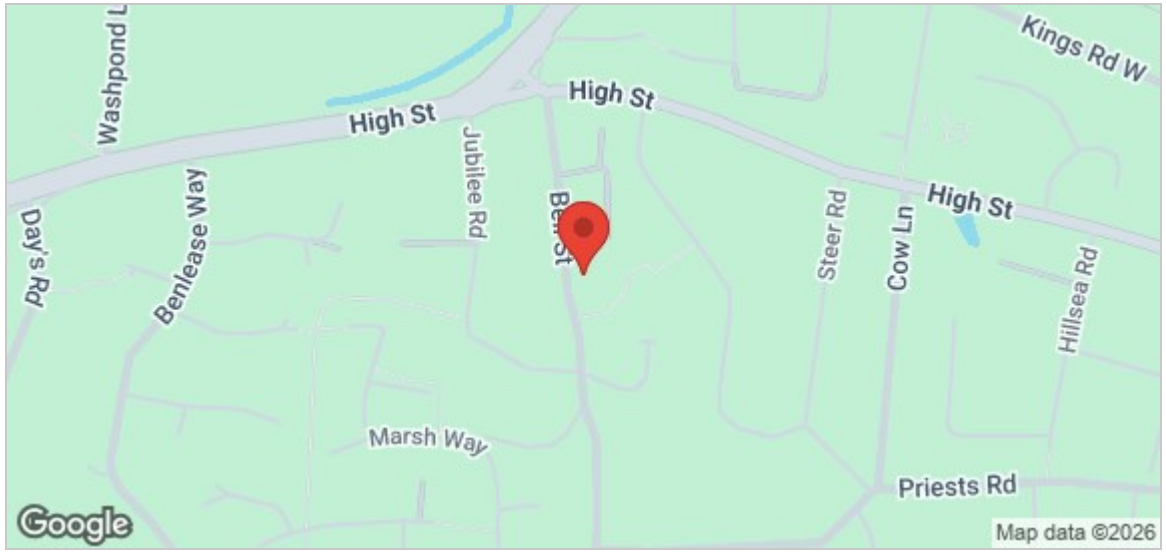
Up a short flight of stairs, to find the well-proportioned main bedroom offering space for a double bed and furniture and the slightly smaller second bedroom. Both bedrooms offer a pleasant westerly outlook onto the sheltered and pretty front garden.

Outside, the large front garden is laid to grass with mature fruit trees and shrubs surrounded by an original Purbeck dry stone wall. There are two gates to the front of the property along small pathways, one a lane leading to Steer Road. The second gate gives access onto a pathway to the rear of the property and another section of open garden and tumbledown shed, an excellent space to re-instate a vegetable garden.

No.17 is located approximately at Herston, one mile to the West of Swanage close to open countryside with local amenities and regular bus service within attainable distance. This area is one of the oldest parts of Swanage and Bell Street originally had stables, a Church School and homes owned by quarry worker and their families. "The Globe" pub nearby has years of history and is a well-loved local hostelry.

The cottage is eminently suitable as a restoration project to return it to its former excellent condition.





Living Room
11'5" x 10'2" (3.5 x 3.1)

Kitchen
10'5" x 7'2" (3.2 x 2.2)

Shower Room
6'8" x 4'10" (2.04 x 1.49)

Bedroom One
10'11" x 7'4" (3.35 x 2.25)

Bedroom Two
9'0" x 5'8" (2.75 x 1.74)

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,Tenure: Freehold
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electricity, (independent and underfloor).
Council Tax: C
EPC: N/A
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. https://checker.ofcom.org.uk/

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