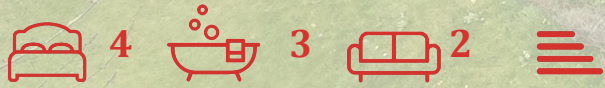




2 Chapel Lane
Swanage, BH19 2PW



£1,250,000 Freehold



2 Chapel Lane

Swanage, BH19 2PW

- Traditional Grade Two Listed Cottage
- Large Purbeck Stoned Walled Garden with Sea Views
- Characterful Features
- Spectacular Presentation Throughout
- Large Detached Garage
- Accommodation Over Three Floors
- Sought-After Location
- Town & Beach In Close Proximity
- No Onward Chain
- Holiday Let Potential





Tucked discreetly behind traditional Purbeck stone walls, Clarence Cottage is an exceptional Grade II listed residence offering rare seclusion, captivating elevated views, and effortless access to the heart of Swanage. This enchanting home, steeped in history and character, forms a private sanctuary overlooking the town, the rolling Purbeck Hills and the sweeping coastline of Swanage Bay.

Dating in part to the 17th century, with sympathetic additions in the 19th century, the cottage is constructed from locally quarried Purbeck stone beneath a stone roof, embodying timeless Dorset architecture. A

comprehensive refurbishment in recent years has carefully balanced heritage with refinement; elegant kitchen and bathroom suites sit harmoniously alongside original features including flagstone flooring, exposed stonework and characterful timber floors. A striking conservatory further enhances the connection between house and garden, flooding the interior with natural light.

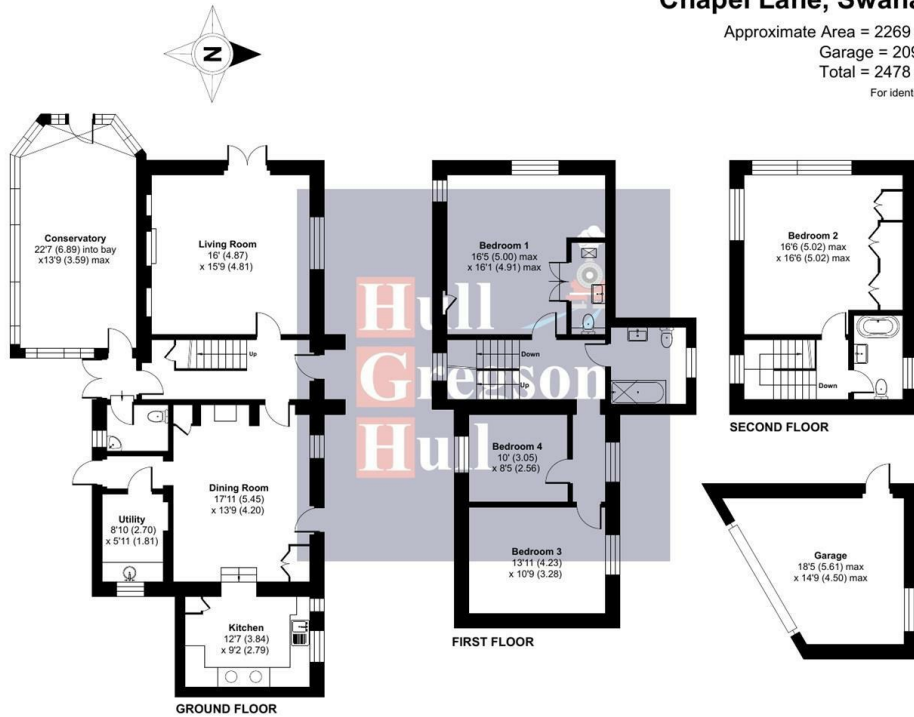
The accommodation is both generous and beautifully proportioned. Reception spaces include a charming sitting room, formal dining room, well-appointed kitchen, conservatory and utility, complemented by a welcoming entrance hall and cloakroom. The first floor hosts a splendid principal bedroom with en suite wet room, two further bedrooms and a beautifully finished family shower room. A further staircase rises to the second floor, revealing an additional spacious double bedroom and separate bathroom. Throughout, the house enjoys an abundance of light, with each room framing delightful outlooks across the gardens or towards the sea.



Chapel Lane, Swanage, BH19

Approximate Area = 2269 sq ft / 210.7 sq m
 Garage = 209 sq ft / 19.4 sq m
 Total = 2478 sq ft / 230.1 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). © nichecom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1431788

Ground Floor

Living Room

15'11" x 15'9" (4.87 x 4.81)

Dining Room

17'10" x 13'9" (5.45 x 4.20)

Kitchen

12'7" x 9'1" (3.84 x 2.79)

Utility Room

8'10" x 5'11" (2.70 x 1.81)

Conservatory

22'7" x 11'9" (6.89 x 3.59)

W.C.

First Floor

Bedroom One

16'4" x 16'1" (5.00 x 4.91)

Ensuite

Bedroom Three

13'10" x 10'9" (4.23 x 3.28)

Bedroom Four

10'0" x 8'4" (3.05 x 2.56)

Bathroom

Second Floor



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		
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		
England & Wales	EU Directive 2002/91/EC	