Bell Street

Swanage, BH19 2RY

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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

CASH BUYERS ONLY

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 - an excellent space to re-instate a vegetable garden.

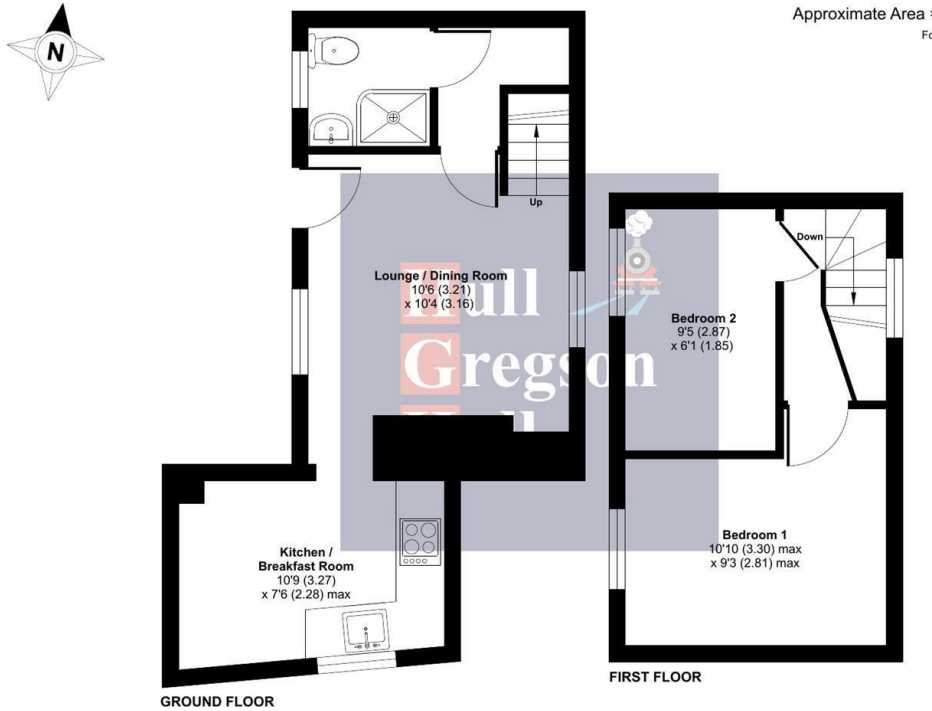
No.17 is located approximately at Herston, one mile to the West of Swanage close to open countryside with local amenities and regular bus service within attainable distance. This area is one of the oldest parts of Swanage and Bell Street originally had stables, a Church School and homes owned by quarry 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.

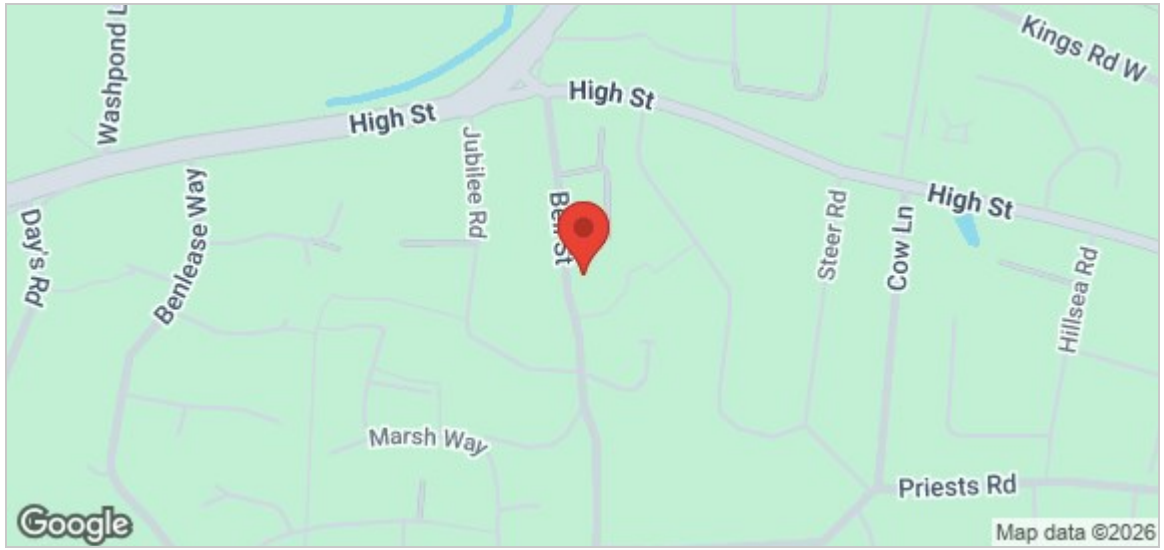
Bell Street, Swanage, BH19

Approximate Area = 451 sq ft / 41.8 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 2025. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1328365



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. The property is Grade Two listed and requires some updating inside. There is also evidence of damp that will need rectifying hence the extremely attractive price.

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/

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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