



High Street

Swanage, BH19 2NG



£345,000 Freehold



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- Characterful Cottage in Prime Central Location
- Two Bedrooms
- Original Beams & Purbeck Stone Fireplace
- Flagstone Flooring
- Close to Local Amenities
- Elevated Views towards Swanage Bay & Ballard Down
- Southerly-facing Courtyard Garden with Rear Access
- Short Level Walk to Town
- Practical Utility Room
- Versatile Study Area





Exquisite Character Cottage with South-Facing Courtyard Garden in the Heart of Swanage

Occupying a sought-after position within the heart of Swanage, this beautifully presented two-bedroom period cottage boasts elegant character features and thoughtful modern living arrangements. Rich in original features and filled with natural warmth, the property offers an exceptional opportunity to acquire a charming coastal residence just moments from the town centre and the beach.



A welcoming entrance leads into the elegant sitting room, where a striking Purbeck stone fireplace forms an attractive focal point, complemented by exposed timber beams that celebrate the home's heritage. The interiors flow seamlessly into the impressive dining



room, this is a wonderfully atmospheric space featuring traditional flagstone flooring, a wood-burning stove, and glass doors opening onto the private courtyard garden and inviting plenty of sunshine in. Equally suited to intimate evenings or effortless entertaining, this room truly forms the heart of the home.

Beyond lies a light-filled galley kitchen, enhanced by a vaulted beamed ceiling that creates a wonderful sense of space and character. Beautifully arranged for everyday living, the kitchen is complemented by a practical utility area providing additional storage and direct access to the garden.

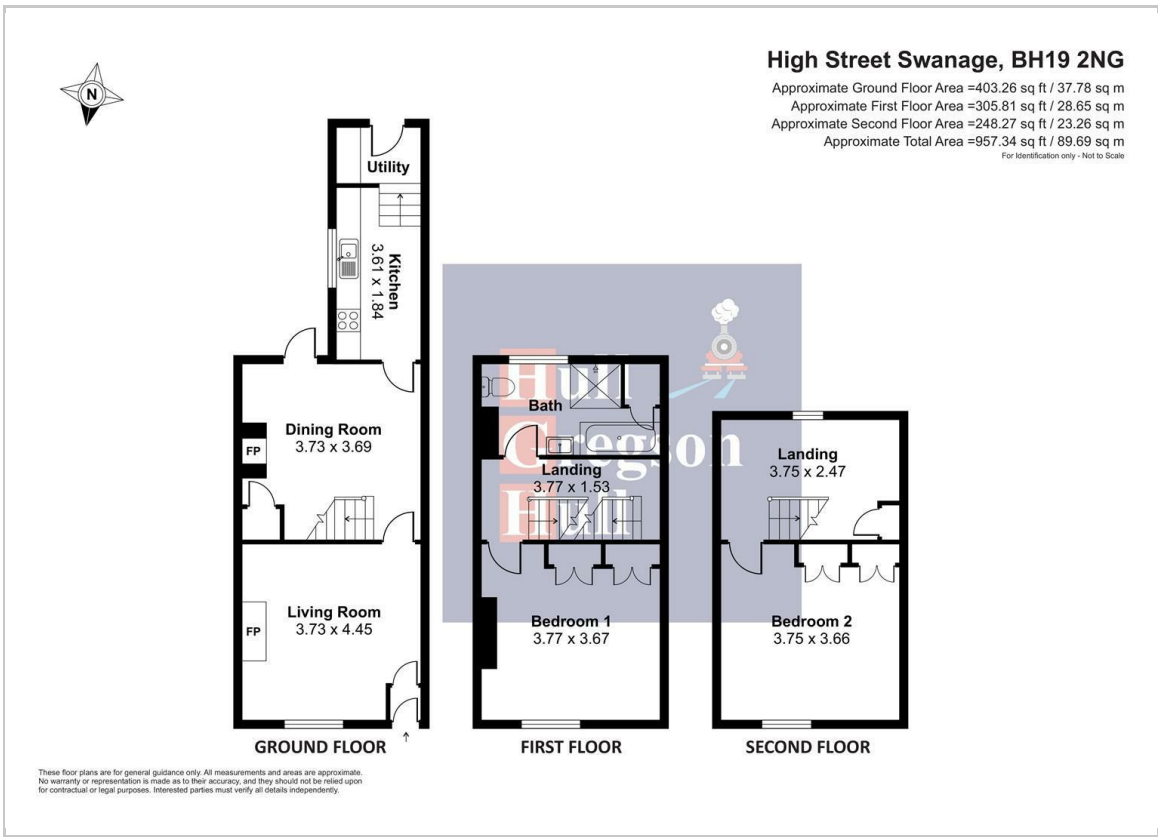
The first floor accommodates a generous principal bedroom complete with fitted wardrobes, while the spacious bathroom is exceptionally well appointed for a cottage of this era, offering both a full-size bath and a separate shower enclosure.

Occupying the second floor, the charming guest bedroom enjoys elevated rooftop views stretching across Swanage towards the sparkling waters of Swanage Bay, with the iconic Ballard Down providing a spectacular backdrop. A generous landing offers a versatile additional space, perfectly suited to a home office, reading area or creative studio.

Outside, the delightful south-facing courtyard garden is a private sanctuary, thoughtfully designed for low-maintenance enjoyment. Framed by raised borders and benefiting from pedestrian rear access, it provides the perfect setting for morning coffee in the sunshine or relaxed evenings spent entertaining family and friends.

Offering an exceptional blend of period charm, contemporary comfort and an enviable coastal lifestyle, this captivating home will appeal equally as a stylish permanent residence, an elegant seaside retreat or an attractive investment in one of Dorset's most desirable coastal locations.





Living Room

Dining Room

12'2" x 12'1" (3.73 x 3.69)

Kitchen

11'10" x 6'0" (3.61 x 1.84)

Utility

Landing

12'4" x 5'0" (3.77 x 1.53)

Bedroom One

12'4" x 12'0" (3.77 x 3.67)

Bath

Landing

12'3" x 8'1" (3.75 x 2.47)

Bedroom Two

12'3" x 12'0" (3.75 x 3.66)

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: Purbeck Stone

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/

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