



Cowlease

Swanage, BH19 2QE



£315,000 Freehold



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Swanage, BH19 2QE

- Two Double Bedrooms
- Characterful Cottage
- Rear Garden with Side Access
- Superb Holiday Let Opportunity
- Well Presented Throughout
- Three Storey Accommodation
- Town and Beach Nearby
- Gas Central Heating
- Modern Kitchen & Bathroom
- No Onward Chain



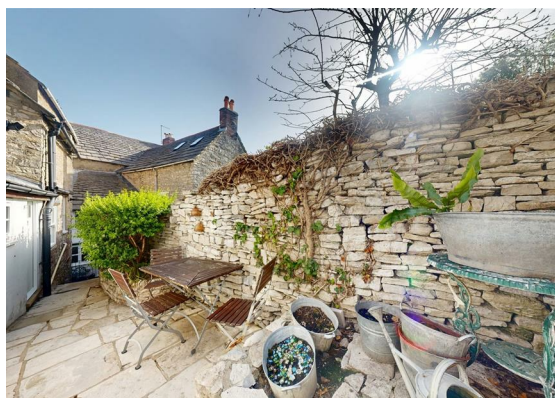


FAMILY HOME / HOLIDAY LET OPPORTUNITY

A charming and characterful three-storey cottage, believed to date back to the 18th century, ideally situated on a quiet no-through road close to the heart of Swanage town centre, local amenities and beach. Constructed of traditional Purbeck stone beneath a tiled roof, this beautifully presented cottage combines period charm with tasteful modern updates, creating a warm and inviting coastal home.



The property offers an abundance of original features throughout, including exposed wooden beams, sash windows, stone flooring and an



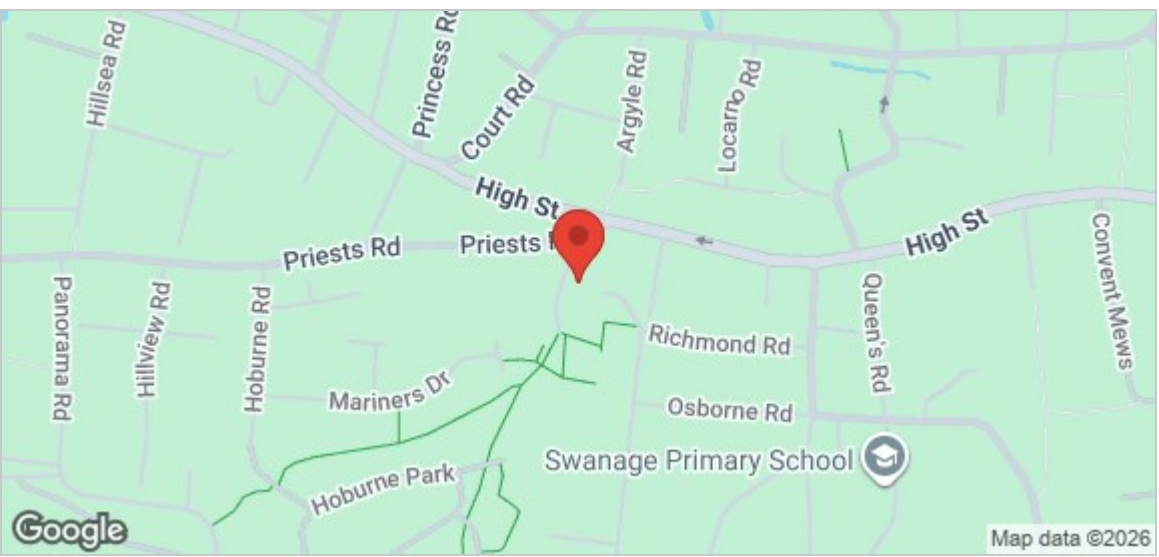
attractive Purbeck stone fireplace which forms the focal point of the sitting room. The cosy living space also benefits from underfloor heating to the ground floor and a useful understairs storage cupboard.

To the rear of the property is a well-appointed galley kitchen fitted with a range of matching units, an electric four-ring hob, eye-level oven and traditional butler sink. There is space and plumbing for a washing machine. Also, a delightful granite worksurface. An authentic wooden stable door provides access to the small courtyard garden, ideal for enjoying outside space, while the ground floor bathroom is conveniently accessed from the kitchen. The modern fitted bathroom is also located on the ground floor comprising a panelled bath with shower over, W.C and wash hand basin.

Arranged over the upper two floors are the bedrooms, with a double bedroom on the first floor featuring built-in storage and further exposed beams, while the top floor hosts an impressive main double bedroom with vaulted ceiling and exposed roof void, adding to the cottage's unique character and charm.

Externally, a rear garden offers the perfect place to sit in the warm sunshine, whilst enjoying a cup of tea or cold beverage. The rear garden has side access to a pathway leading back to the front of the property.





11'5" x 6'10" (3.5 x 2.1)

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

Technology	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		
Current Rating: 64		

Environmental Impact (CO₂) Rating

Technology	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-30) G		
Not environmentally friendly - higher CO ₂ emissions		
Current Rating: 64		