Cluny Crescent

Swanage, BH19 2BP

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Freehold

Hull Gregson Hull

Cluny Crescent

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- Rare Opportunity to Acquire an Eight Bedroom EdwardianHouse
- Outstanding and Far-Reaching Views to Sea and Purbeck Hills
- Spacious and Flexible Accommodation
- Three Reception Rooms
- Four Bedrooms with En Suite Shower Rooms
- Attached Garage and Off-Road Parking
- Lower Ground Floor Ideal for Annex
- Possibility of Home with Income
- Tiered Garden with Summerhouse/Office
- Many Original Features

Located in a SOUGHT-AFTER AREA on the southern slopes of Swanage with IMPRESSIVE and FAR-REACHING VIEWS across Swanage Bay and the Purbeck Hills, this EIGHT BEDROOM EDWARDIAN RESIDENCE has MANY ASSETS including FLEXIBLE ACCOMMODATION; FOUR EN SUITE SHOWER ROOMS; LOWER GROUND FLOOR LIVING ACCOMMODATION with TWO BEDROOMS; GARAGE and OFF-ROAD PARKING and GARDEN with SUMMERHOUSE. This property retains many ORIGINAL FEATURES and provides an OPPORTUNITY obtain a SUBSTANTIAL, SEMI-DETACHED FAMILY HOUSE or HOME WITH INCOME.

Stepping over the threshold into a porch and through the hallway, a stripped wood door opens into a

spacious, light filled Dining Room which presents some of the original and favoured features of the Edwardian era including bay window, cornices, ornate ceiling rose, architrave and skirtings and provides a perfect place for hosting. Adjacent, a large and comfortable Living Room with focal fireplace looks out over an attractive tiered garden.

A small lobby leads through to a 'farmhouse' Kitchen/Breakfast Room providing ample storage cupboards and worktops. It includes a 'Smeg' 6 burner gas range with filtration canopy, and the kitchen has space for freestanding appliances. Off the lobby sits a handy utility room which has undercounter space for washing machine, storage space and door to a toilet with washbasin and WC.

Returning to the main hallway, stairs rise over a split landing to a separate WC and to the main southerly facing Bedroom boasting wall-length range of fitted wardrobes and overhead cupboards allow for plenty of storage and to one side an en suite shower room with shower cubicle and washbasin.

Both Bedrooms Two and Three have beautiful and uninterrupted views towards the Bay and Ballard Down, as have Bedrooms Four and Six on the top floor.

The Lower Ground Floor could provide 'annex' accommodation and comprises Living accommodation with two Bedrooms and Bathroom with corner bath, and washbasin and WC.

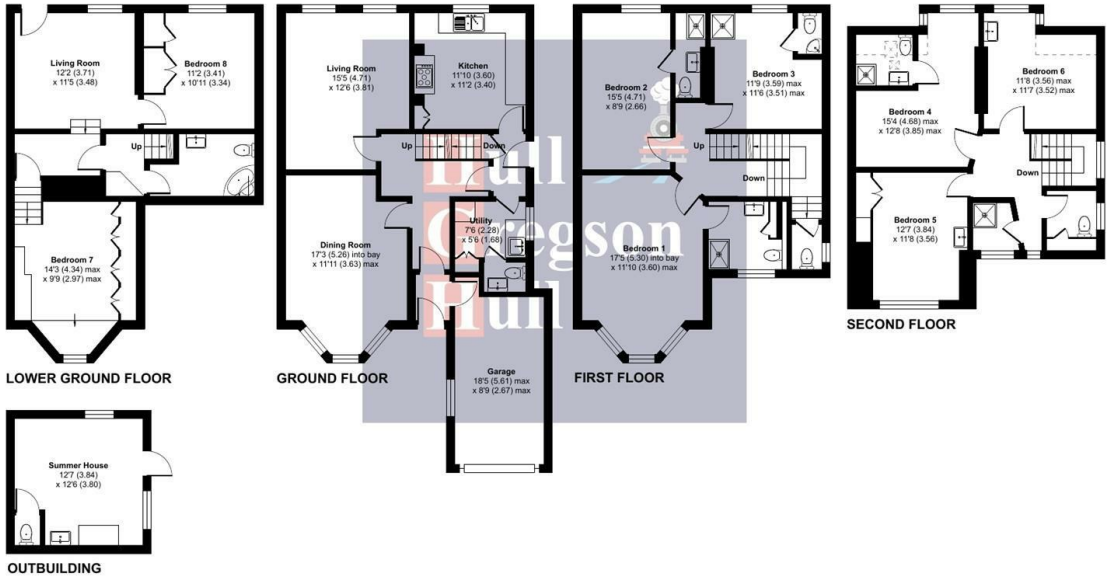
To the front of the property a seating area with a sunny aspect, a large attached garage measuring 18'5 X 8'9" with light and power and parking for several vehicles. The rear garden can be accessed from the lower ground floor living room onto a paved area featuring a fish pond. The garden with flower beds and lawn slopes gently over tiers to a lower paved barbecue area and down to a large timber Summerhouse which provides the potential to use as a home office separate to the main property.

This is a rare opportunity to acquire a fine, traditional property in this popular seaside town.

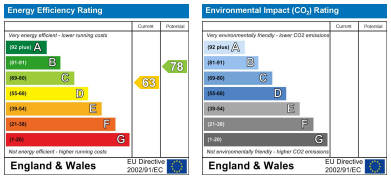
Cluny Crescent, Swanage, BH19

Approximate Area = 2512 sq ft / 233.3 sq m
Limited Use Area(s) = 26 sq ft / 2.4 sq m
Garage = 149 sq ft / 13.8 sq m
Outbuilding = 157 sq ft / 14.5 sq m
Total = 2844 sq ft / 264 sq m
For identification only - Not to scale

Denotes restricted head height



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 Ltd. REF: 1243259



Living Room 15'5" x 12'5" (4.71 x 3.81)

Dining Room 17'3" into bay x 11'10" (5.26 into bay x 3.63)

Kitchen 11'9" x 11'1" (3.60 x 3.40)

Utility/Cloakroom 7'5" x 5'6" (2.28 x 1.68)

Bedroom One (ES Shower) 17'4" x 11'9" (5.30 x 3.60)

Bedroom Two (ES Shower) 15'5" x 8'8" (4.71 x 2.66)

Bedroom Three (Shower/ES WC) 11'9" max x 11'6" max (3.59 max x 3.51 max)

WC

Bedroom Four (ES Shower) 15'4" max x 12'7" max (4.68 max x 3.85 max)

Bedroom Five 12'7" x 11'8" (3.84 x 3.58)

Bedroom Six 11'8" max x 11'6" max (3.56 max x 3.52 max)

Shower Room

WC

Basement: Living Room 12'2" x 11'5" (3.71 x 3.48)

Bedroom Seven 14'2" max x 9'8" max (4.34 max x 2.97 max)

Bedroom Eight 11'2" x 10'11" (3.41 x 3.34)

Shower Room

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: Semi-Detached House
Property construction: Standard
Council Tax: F
Tenure: Freehold
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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