



## Coombe

Swanage, BH19 3DW



£625,000 Freehold



# Coombe

Swanage, BH19 3DW

- Grade II Listed
- Countryside views
- Log Burner
- Historical Features
- Large Garden
- Three Bedrooms
- Ample Parking & Garage
- Desirable Location
- Exposed Beams
- Modern Family Bathroom





Welcome to Tudor Rose Cottage, a stunning GRADE II listed property with beautiful historical features. This delightful THREE BEDROOM property boasts an array of features, including EXPOSED BEAMS, cosy FIRE PLACE and STUNNING COUNTRY VIEWS.



As you step inside, You'll be greeted by a spacious living area that flows seamlessly into a well-appointed dining room and kitchen, perfect for entertaining and everyday living. The kitchen comprises of a range of wall and base level units. There is an integral eye-level oven and grill, four ring electric hob and space for plumbing for a washing machine & dishwasher.



On the first floor you have a modern family bathroom and three generously sized bedrooms, All the bedrooms offer ample space, tranquil views ensuring a restful retreat for all. The shower room is a modern white suite comprising of a large walk in shower, wash basin and low-level W/C

Outside the beautifully maintained gardens surround the cottage, providing picturesque setting for relaxation and outdoor activities. The property also benefits from off-road parking and a double garage adding to its convenience. The double garage has an open and over garage door and includes both power and light.

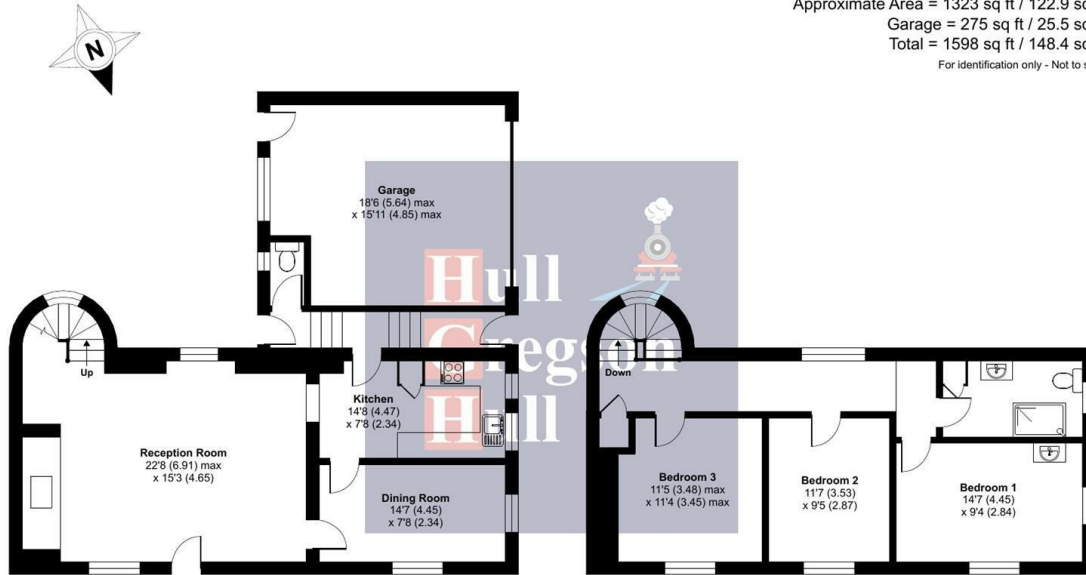
Tudor Rose Cottage is located near various amenities, scenic walks, and excellent transport links, making it a perfect choice for those seeking a peaceful yet connected lifestyle. Swanage seafront is within close proximity, meaning you have both the country and seaside near your doorstep.

This stunning cottage is not just a home; its a piece of history waiting for its next chapter. A very rare opportunity to make this enchanting property your own!



## Tudor Rose Cottage, Coombe, Swanage, BH19

Approximate Area = 1323 sq ft / 122.9 sq m  
 Garage = 275 sq ft / 25.5 sq m  
 Total = 1598 sq ft / 148.4 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: 1272046

**Kitchen**  
14'8 x 7'8 (4.47m x 2.34m)

**Dining Room**  
14'7 x 7'8 (4.45m x 2.34m)

**Reception Room**  
22'8 x 15'3 (6.91m x 4.65m)

**Bedroom One**  
14'7 x 9'4 (4.45m x 2.84m)

**Bedroom Two**  
36'1" x 22'11" x 29'6" x 16'4" (11'7 x 9'5)

**Bedroom Three**  
11'5 x 11'4 (3.48m x 3.45m)

### 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: Grade II Listed Cottage

Property construction: Standard

Mains Electricity

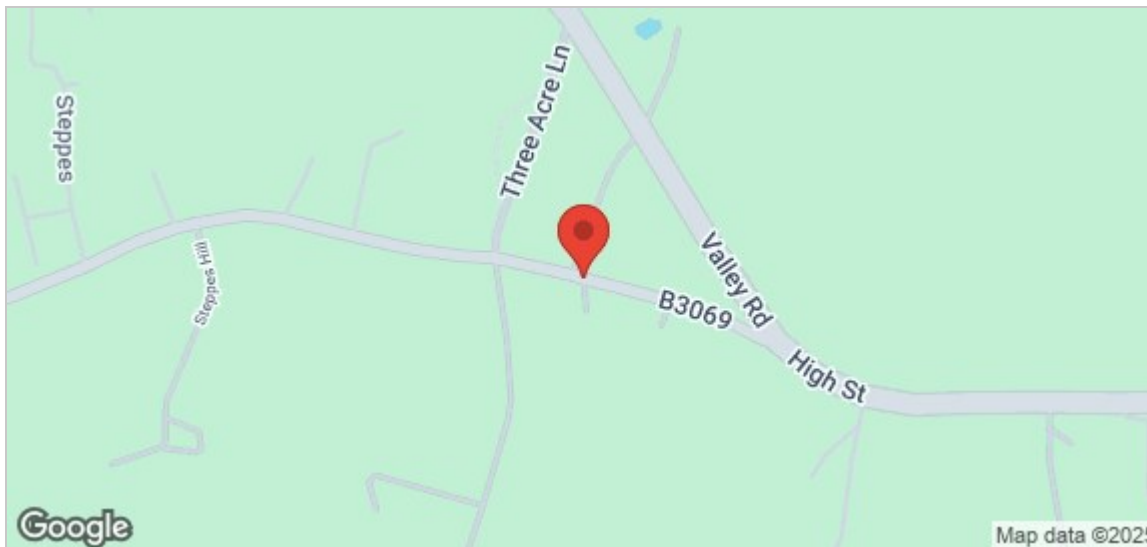
Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. [checker.ofcom.org.uk/](http://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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
		<b>86</b>
	<b>55</b>	
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) <b>A</b>		
(69-80) <b>B</b>		
(55-68) <b>C</b>		
(39-54) <b>D</b>		
(21-38) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	