



SUNNY DAY HOUSE

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01929 42 66 55  
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**FOR SALE**



**Cluny Crescent**  
Swanage, BH19 2BP

**£660,000 Freehold**

6 5 3 D



# Cluny Crescent

Swanage, BH19 2BP

- Rare Opportunity to Acquire a Six Bedroom Edwardian House
- 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 towards the Purbeck Hills and Ballard Down, across Swanage Bay to the Dorset & South Hants Coastline and the Isle of Wight. This SUBSTANTIAL SIX BEDROOM EDWARDIAN RESIDENCE has MANY ASSETS including FLEXIBLE ACCOMMODATION, FOUR EN SUITE SHOWER ROOMS, GARAGE, OFF-ROAD PARKING and GARDEN with SUMMERHOUSE. This SEMI-DETACHED property retains many ORIGINAL FEATURES and provides an OPPORTUNITY to obtain a FAMILY HOME with INCOME POTENTIAL.



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.



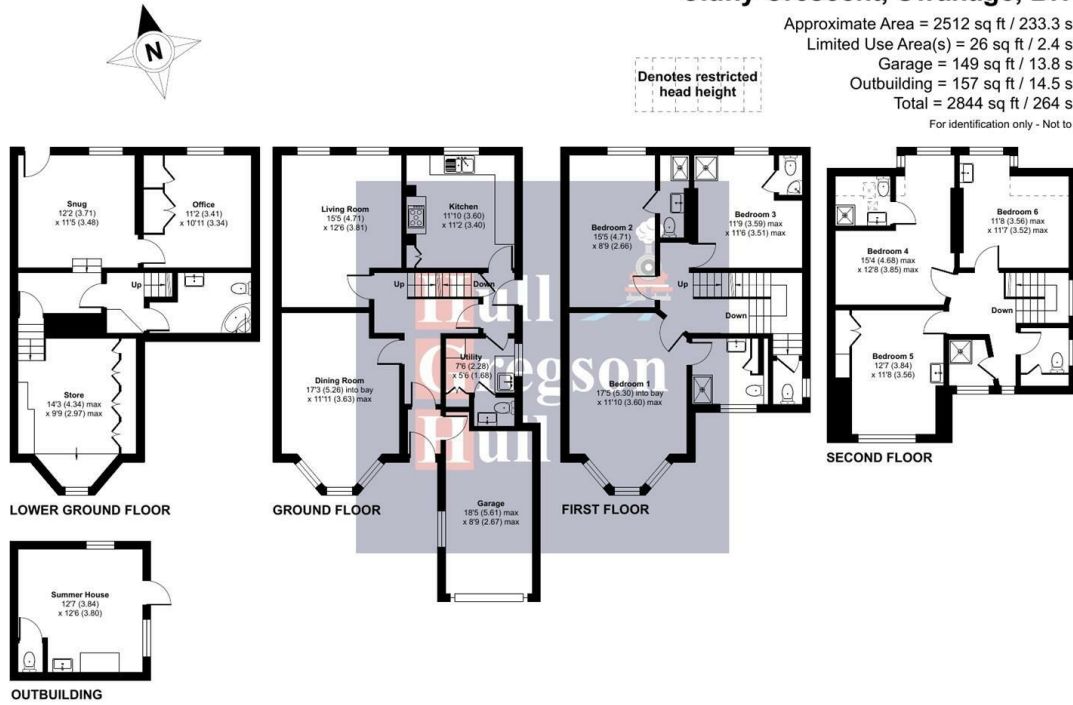
Returning to the main hallway, stairs rise over a split landing to a separate WC and to the main southerly facing Bedroom boasting wall-length range of fitted wardrobes and overhead cupboards allow for plenty of storage and to one side an en suite shower room with shower cubicle and washbasin.

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.

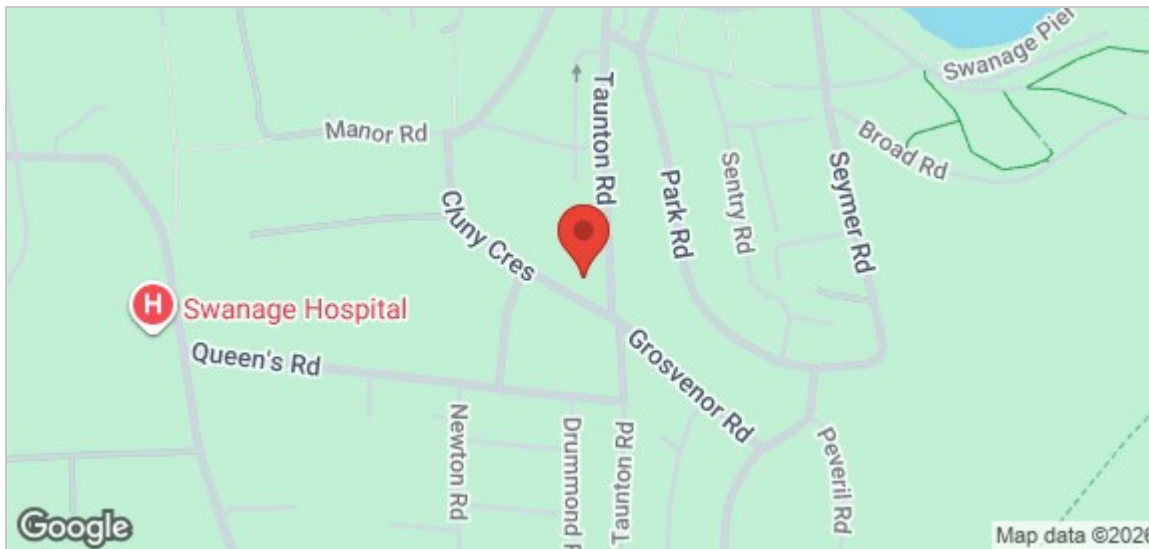
# Cluny Crescent, Swanage, BH19

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). © nchecom 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**

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		
EU Directive 2002/91/EC		

Current: 63, Potential: 78

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		
EU Directive 2002/91/EC		