



26 Victoria Avenue

Swanage, BH19 1AP



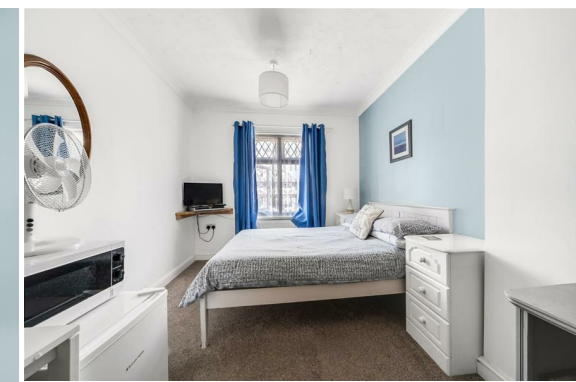
£950,000 Freehold



26 Victoria Avenue

Swanage, BH19 1AP

- Central Swanage Location
- Close Proximity to the Beach
- Established Guest House
- Five En-Suite bedrooms
- Owners Accommodation
- Self Catering Potential
- Off Road Parking
- Landscaped Gardens
- Strong Repeat Business
- Investment Opportunity





Railway Cottage is a **SUBSTANTIAL AND VERSATILE FREEHOLD PROPERTY** occupying a prominent position on Victoria Avenue, within **EASY WALKING DISTANCE FROM SWANAGE TOWN CENTRE**, the beach and the Swanage Steam Railway. Currently run as a **SUCCESSFUL GUEST HOUSE** with spacious owners' accommodation, the property offers an excellent opportunity for those looking to continue an established business, whilst also presenting **POTENTIAL AS LARGE FAMILY HOME** or multi-generational residence.

Approached through an attractive front garden with mature planting, an ornamental pond and seating area, the property has an inviting feel from the outset. To the rear is a private enclosed garden with several seating areas, together with off-road parking for three to four vehicles.

The accommodation is arranged over two floors and has been thoughtfully configured to provide two separate private living areas alongside the guest accommodation. The main owners' apartment is centred around a generous dining hall, leading through to a well-fitted kitchen with



bespoke granite worktops, integrated appliances and access to the side of the property. Beyond is a comfortable sitting room with sliding doors opening directly onto the rear garden. There are two spacious double bedrooms, together with a modern family bathroom. A second private apartment offers further flexibility and comprises a double bedroom with adjoining conservatory/utility room, fitted kitchen, bathroom and a spacious lounge/dining room with doors opening onto the garden. Beyond this is an annexe with a large living room/bedroom and an additional loft room above, offering scope for a variety of uses, including potential conversion into self-contained accommodation, subject to the relevant permissions.

The first floor is arranged as five en-suite guest bedrooms, including double, twin and family rooms. All are well presented and equipped for room-only letting, allowing the current owners to operate a straightforward business with an established base of repeat guests.

Railway Cottage has traded successfully for many years and currently operates below the VAT threshold, offering buyers the opportunity to continue an established business while exploring further potential. There is also scope to create additional accommodation within the roof space, subject to the necessary consents.

The Vendors are prepared to apply for a change of use of the property from Commercial to Residential property if so required to facilitate a sale to a serious purchaser.



Its location is one of the property's greatest strengths. Swanage beach is approximately 450 yards away, with the Steam Railway Station around 500 yards from the property. The town centre, The Mowlem Theatre, local shops, cafés and restaurants are all within easy reach, while Durlston Country Park, the Jurassic Coast and Corfe Castle are only a short drive away. Offering a combination of both a home and income, or the opportunity to create a substantial family residence, Railway Cottage is a rare property in a highly regarded coastal location.



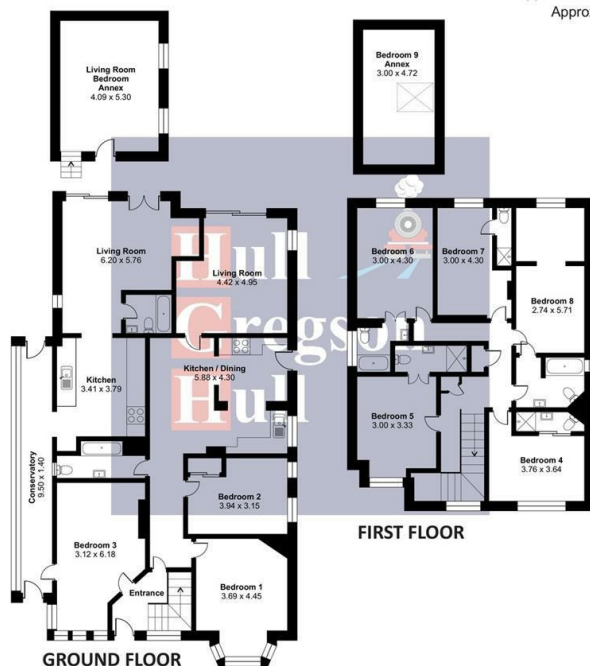
Railway Cottage, Victoria Avenue, Swanage, BH19 1AP

Approximate Ground Floor Area = 2107.68 sq ft / 197.46 sq m

Approximate First Floor Area = 1332.96 sq ft / 124.28 sq m

Approximate Total Area = 3440.64 sq ft / 321.74 sq m

For identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.

Ground Floor Owners Accommodation

Entrance Hall 10'5" x 8'7" (3.18 x 2.63)

Bedroom One 12'1" x 14'7" (3.69 x 4.45)

Bedroom Two 12'11" x 10'4" (3.94 x 3.15)

Bedroom Three 10'2" x 20'3" (3.12 x 6.18)

Downstairs Bathroom

Kitchen/Diner

Living Room 14'6" x 16'2" (4.42 x 4.95)

Conservatory 31'2" x 4'7" (9.50 x 1.40)

Living Room 20'4" x 18'10" (6.20 x 5.76)

Bathroom

Kitchen 11'2" x 12'5" (3.41 x 3.79)

Annex 13'5" x 17'4" (4.09 x 5.30)

First Floor Guest Accommodation

Hallway

Bedroom Four 12'4" x 11'11" (3.76 x 3.64)

En-Suite

Bedroom Five

En-Suite

Bedroom Six

En-Suite

Bedroom Seven

En-Suite

Bedroom Eight 8'11" x 18'8" (2.74 x 5.71)

En-Suite

Bedroom Nine/Annex 9'10" x 15'5" (3.00 x 4.72)

Parking Area

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: Guest House

Property construction: Standard

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/

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

