

50 Ulwell Road
Swanage, BH19 1LN



The Moorings
Guide Price £945,000
Freehold



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- Four Bedroom Detached Home
- Large Driveway
- Spectacular Kitchen / Diner
- Superbly Presented Throughout
- Beautifully Landscaped Garden with Studio / Office
- Accommodation Over Three Floors
- Utility Room
- Four Bathrooms
- Garage
- Desirable Location





Exceptional Four-Bedroom Detached Family Home in a Prestigious Coastal Location!

Occupying a highly sought-after position in one of Swanage's most prestigious residential areas, this beautifully presented four-bedroom detached family home offers an outstanding combination of generous living accommodation, contemporary styling and versatile space, all within a short stroll of the beach and easy reach of Swanage town centre and its excellent range of shops, restaurants, schools and local amenities.

Thoughtfully extended and improved, the property is arranged over three floors and provides spacious accommodation ideally suited to modern family life. Upon entering, a welcoming entrance hall leads through to the principal reception rooms, which are presented to an exceptional standard throughout. The light and airy living room enjoys a delightful southerly-facing bay window, allowing natural light to flood the room throughout the day and creating a warm and inviting space in which to relax and unwind.

Undoubtedly the heart of the home is the impressive open-plan kitchen/dining room with underfloor heating, a



superb space designed for both everyday living and entertaining. The kitchen is centred around a feature island, providing ample preparation space and informal seating, while the dining area comfortably accommodates family gatherings and social occasions. The feature log burner keeps this space nice and cosy during the cooler months. Bi-fold doors open directly onto the rear garden, seamlessly connecting the indoor and outdoor spaces and making the most of the property's attractive garden setting.

Complementing the ground floor accommodation is a practical utility room with dedicated space for a washer/dryer, helping to keep household chores separate from the main living areas. There is also a contemporary ground-floor wet room, adding further convenience and flexibility for modern family living. The integral garage benefits from an electric roller door and provides useful storage space, secure parking, or potential for a variety of alternative uses, subject to any necessary consents.

The first floor offers three well-proportioned bedrooms, all presented in excellent decorative order. The generous third bedroom enjoys the added luxury of an en-suite shower room, making it ideal for guests, older children or visiting family members. The fourth bedroom, forming part of an extension, also has an ensuite shower room. Serving the remaining double bedroom (Bedroom Two) is a stylish family bathroom comprising a panelled bath, separate shower cubicle, wash hand basin and WC.

Occupying the entire second floor is the impressive principal suite, creating a peaceful and private retreat away from the rest of the home. This spacious room enjoys attractive views across Swanage and offers extensive eaves storage, ensuring that the accommodation is both functional and beautifully proportioned.

Externally, the property continues to impress. To the front, a substantial driveway provides off-road parking for multiple vehicles and complements the attractive frontage of the home. To the rear, the garden has been thoughtfully landscaped to create a superb family-friendly outdoor environment. An initial patio area provides the perfect setting for summer barbecues, outdoor dining and entertaining guests. A heated outdoor shower provides the perfect place to rinse off after a day at the beach. Steps lead to a raised lawned garden offering space for children to play or for keen gardeners to enjoy.

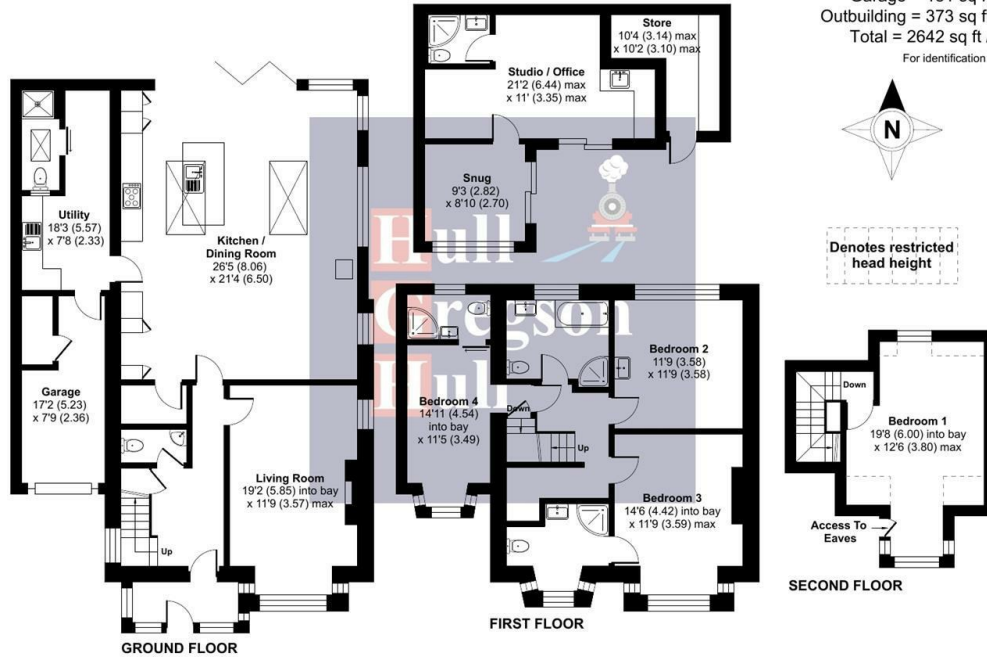
A particular highlight of the property is the detached garden studio/home office. Complete with power, lighting and a kitchenette, shower room, and snug, this versatile space could be utilised as a home office, gym, hobby room or teenage retreat, providing exceptional flexibility to suit a variety of lifestyles. In addition a garden store completes this outbuilding.

Combining spacious accommodation, high-quality presentation and a prime coastal location, this outstanding detached residence represents a rare opportunity to acquire a substantial family home in one of Swanage's most desirable settings. With the beach, town centre and beautiful coastline all within easy reach, this exceptional property is perfectly suited to those seeking a comfortable and stylish home by the sea.



Ullwell Road, Swanage, BH19

Approximate Area = 2110 sq ft / 196 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Garage = 131 sq ft / 12.1 sq m
Outbuilding = 373 sq ft / 34.6 sq m
Total = 2642 sq ft / 245.3 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). © nitchcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1467880



Ground Floor

Entrance Porch and Hallway

Cloakroom

Living Room 19'2" into bay x 11'8" m max (5.85m into bay x 3.57 m max)

Open Plan Kitchen / Dining Room 26'5" x 21'3" (8.06m x 6.50m)

Utility Room plus wet room 18'3" x 7'7" (5.57m x 2.33m)

Integral Garage 17'1" x 7'8" (5.23m x 2.36m)

First Floor

Bedroom Two 11'8" x 11'8" (3.58m x 3.58)

Bedroom Three 14'6" into bay x 11'9" max (4.42m into bay x 3.59m max)

Ensuite Shower Room

Bedroom Four 14'10" x 11'5" (4.54m x 3.49m)

En Suite Shower Room

Family Bathroom

Second Floor

Bedroom One 19'8" into bay x 12'5" max (6.0m into bay x 3.80m max)

Outside Garden Office/Kitchenette/Shower and Store

Driveway Parking

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: Detached House

Property construction: Standard

Tenure: Freehold

Council Tax: Band F

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/

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			Environmental Impact (CO ₂) Rating				
View energy efficient - lower running costs		Current	Potential	View environmentally friendly - lower CO ₂ emissions		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO ₂ emissions						
(101-104) A	(101-104) A			(101-104) A	(101-104) A		
(81-91) B	(81-91) B			(101-104) A	(81-91) B		
(61-80) C	(61-80) C			(101-104) A	(61-80) C		
(41-60) D	(41-60) D			(101-104) A	(41-60) D		
(21-40) E	(21-40) E			(101-104) A	(21-40) E		
(1-20) F	(1-20) F			(101-104) A	(1-20) F		
(1-20) G	(1-20) G			(101-104) A	(1-20) G		
Not energy efficient - higher running costs	Not environmentally friendly - higher CO ₂ emissions						
England & Wales			England & Wales			England & Wales	
EU Directive 2002/91/EC			EU Directive 2002/91/EC			EU Directive 2002/91/EC	