



The Castleton  
★★★★  
4 Star Accommodation  
01929 423972  
www.thecastleton.co.uk  
No Vacancies

1 Highcliffe Road  
Swanage, BH19 1LW

 15  14  4 

Asking Price  
£1,425,000 Freehold



# 1 Highcliffe Road

Swanage, BH19 1LW

- Substantial Guest House
- Nine Guest Bedrooms plus Suite with Two further Bedrooms
- Four Bedrooms In Owners Accommodation
- Successful Business Opportunity
- Beautifully Presented Throughout
- Maintainable Garden Area
- Character Features
- Sea Views and Countryside Views
- Close Proximity to the Beach & Bus Stops
- Parking Included





Welcome to The Castleton in Swanage, a family-run bed and breakfast perfectly located just 100m from the beach and a 10 minute walk to Swanage town centre. This beautiful Victorian property has been newly updated, and offers NINE well-appointed bedrooms, all with ensuite facilities, a further bedroom suite including TWO ADDITIONAL BEDROOMS, perfect for families to stay, and an incredibly impressive OWNERS' ACCOMMODATION to include FOUR further bedrooms (15 in total). Several of the rooms have sea views / glimpses, whilst several others boast views of the Purbeck Hills. Also included is a private parking area and two car ports.



Set in a sought-after position on Highcliffe Road, this exceptional and expansive residence offers over 5,300 sq ft of versatile accommodation arranged across multiple floors. With a generous layout to include three large reception areas, this property presents a rare opportunity for a large family home, guest house, or for multi-generations to live in harmony, under one roof.

The property opens via a welcoming porch into a central hallway, leading to an elegant reception room with bay window. This is a fantastic place for your



guests to relax and unwind after a long day spent on the beach, or after walking the scenic roll top hills of Swanage. Immediately next door is the dining room, a superb place for your guests to enjoy their breakfast, to fuel them for their day ahead. The conservatory leads from the dining room and provides an area for additional seating, with it's southerly facing aspect, it's a great place to enjoy the sunshine whilst inside.

The second floor continues to impress, offering further bedrooms with ensembles and views. The suite is particularly special, with two bedrooms (Bedroom 11 & Bedroom 12) and a modernised ensuite shower room. As guest houses go, this is a one of a kind in terms of size, condition and incredible location.

The Owners' Accommodation:

A small reception area is accessible from the main hallway.

If you thought the guest accommodation had the wow factor, just wait until you see the owners accommodation.. An amazing place to relax and unwind, whilst offering tremendous peacefulness and privacy. The secure entrance is via the main hallway of the property. Initially, you are met with a modern kitchen that offers ample space to prepare breakfast for your guests. There's also a very handy Utility Room for all your laundry needs. A door then leads to the owners main kitchen / dining room. We'll let the photographs speak for themselves as the vaulted ceiling and Kitchen Island are the stand out features. A wonderful cooking / entertaining space. The private owners courtyard is accessible from this room. A door then leads to the owners living room, a ground floor bedroom with built in wardrobes and a family bathroom.

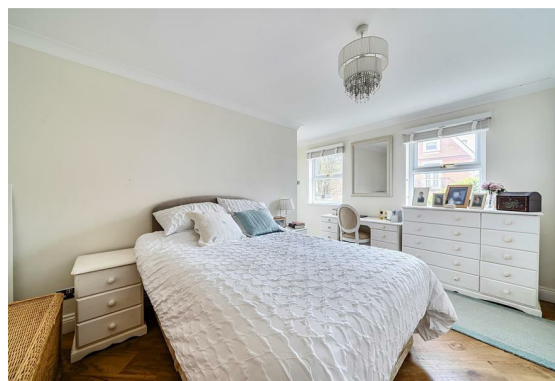
Stairs then ascend to Bedrooms Two & Three, with an additional shower room servicing these rooms. Lastly, on the the second floor, a fourth and final owners bedroom of grand proportions. Views of the Purbeck Hills can be seen in the distance. Overall, a wonderful and sizeable owners accommodation.

External:

Outside, the property benefits from parking for multiple vehicles (to include two car ports) and a garden with palm trees, making your home feel like a holiday.

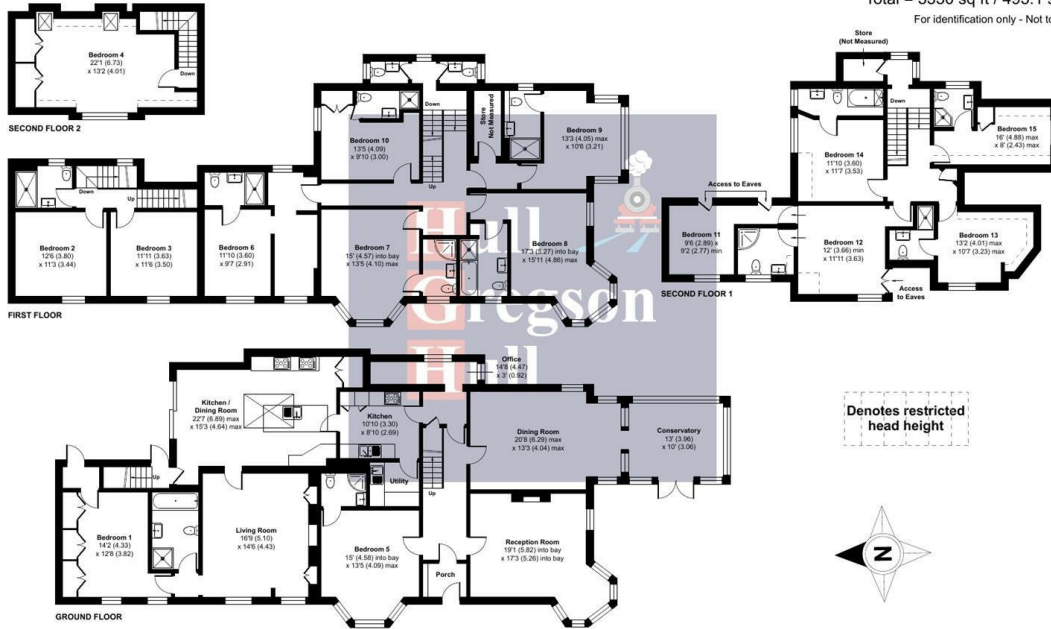
The house stands just moments away from the golden beaches of Swanage and provides access to easy transport links, as well as a short walk into the town centre. If you or your guests like a tippie, then the Crows Nest public house is an exceptionally short stroll.

This is an incredible opportunity to acquire a beautiful home, a successful running business and a seaside lifestyle all in one. Viewing comes highly recommended.

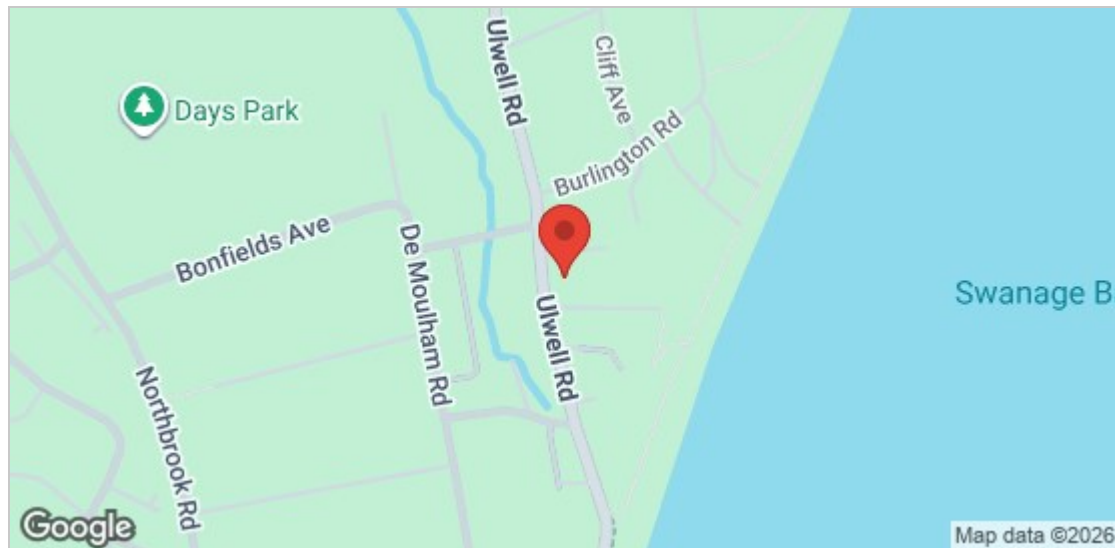


## Highcliffe Road, Swanage, BH19

Approximate Area = 5228 sq ft / 485.7 sq m (excludes stores)  
 Limited Use Area(s) = 102 sq ft / 9.4 sq m  
 Total = 5330 sq ft / 495.1 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). © nrichcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1433570



Extensive sleeping  
 ample generously  
 benefiting from built-in  
 objects. Ensuite  
 neatly positioned in  
 out ideal for guest  
 room 8 is a particular  
 , with the bay  
 great views.

Reception Room 19'1" into bay x 17'3" into bay (5.82 into bay x 5.26 into bay)

Dining Room 20'7" x 13'3" max (6.29 x 4.04 max)

Conservatory 12'11" x 10'0" (3.96 x 3.06)

Bedroom Five 15'0" into bay x 13'5" max (4.58 into bay x 4.09 max)

Bedroom Six 15'8" x 11'9" (4.78m x 3.58m)

Bedroom Seven 14'11" into bay x 13'5" max (4.57 into bay x 4.10 max)

Bedroom Eight 17'3" into bay x 15'11" max (5.27 into bay x 4.86 max)

Bedroom Nine 13'3" max x 10'6" (4.05 max x 3.21)

Bedroom Ten 13'5" x 9'10" (4.09 x 3.00)

Bedroom Eleven (SUITE WITH BEDROOM 12) 9'5" x 9'1" min (2.89 x 2.77 min)

Bedroom Twelve (SUITE WITH BEDROOM 11) 12'0" min x 11'10" (3.66 min x 3.63)

Bedroom Thirteen 13'1" max x 10'7" max (4.01 max x 3.23 max)

Bedroom Fourteen 11'9" x 10'7" (3.60 x 3.23)

Bedroom Fifteen 16'0" max x 7'11" max (4.88 max x 2.43 max)

Office 14'7" x 3'0" (4.47 x 0.92)

**OWNERS ACCOMMODATION:**

Guest House Kitchen 10'9" x 8'9" (3.30 x 2.69)

Utility Room

Kitchen/Dining Room 22'7" x 15'2" max (6.89 x 4.64 max)

Living Room 16'8" x 14'6" (5.10 x 4.43)

Main Bathroom

Bedroom One 14'2" x 12'6" (4.33 x 3.82)

Bedroom Two 12'5" x 11'3" (3.80 x 3.44)

Bedroom Three 11'10" x 11'5" (3.63 x 3.50)

Main Shower Room

Bedroom Four 22'0" x 13'1" (6.73 x 4.01)

**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. The property is not listed but is on the heritage plan.

Property type: Detached House / Guest House (Freehold)

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.