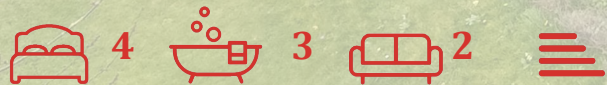




**2 Chapel Lane**  
Swanage, BH19 2PW



**£1,250,000 Freehold**





## 2 Chapel Lane

Swanage, BH19 2PW

- Traditional Grade Two Listed Cottage
- Large Purbeck Stoned Walled Garden with Sea Views
- Characterful Features
- Spectacular Presentation Throughout
- Large Detached Garage
- Accommodation Over Three Floors
- Sought-After Location
- Town & Beach In Close Proximity
- No Onward Chain
- Holiday Let Potential







Tucked discreetly behind traditional Purbeck stone walls, Clarence Cottage is an exceptional Grade II listed residence offering rare seclusion, captivating elevated views, and effortless access to the heart of Swanage. This enchanting home, steeped in history and character, forms a private sanctuary overlooking the town, the rolling Purbeck Hills and the sweeping coastline of Swanage Bay.

Dating in part to the 17th century, with sympathetic additions in the 19th century, the cottage is constructed from locally quarried Purbeck stone beneath a stone roof, embodying timeless Dorset architecture. A comprehensive refurbishment in recent years has carefully balanced heritage with refinement; elegant kitchen and bathroom suites sit harmoniously alongside original features including flagstone flooring, exposed stonework and characterful timber floors. A



striking conservatory further enhances the connection between house and garden, flooding the interior with natural light.

The accommodation is both generous and beautifully proportioned. Reception spaces include a charming sitting room, formal dining room, well-appointed kitchen, conservatory and utility, complemented by a welcoming entrance hall and cloakroom. The first floor hosts a splendid principal bedroom with en suite wet room, two further bedrooms and a beautifully finished family shower room. A further staircase rises to the second floor, revealing an additional spacious double bedroom and separate bathroom. Throughout, the house enjoys an abundance of light, with each room framing delightful outlooks across the gardens or towards the sea.

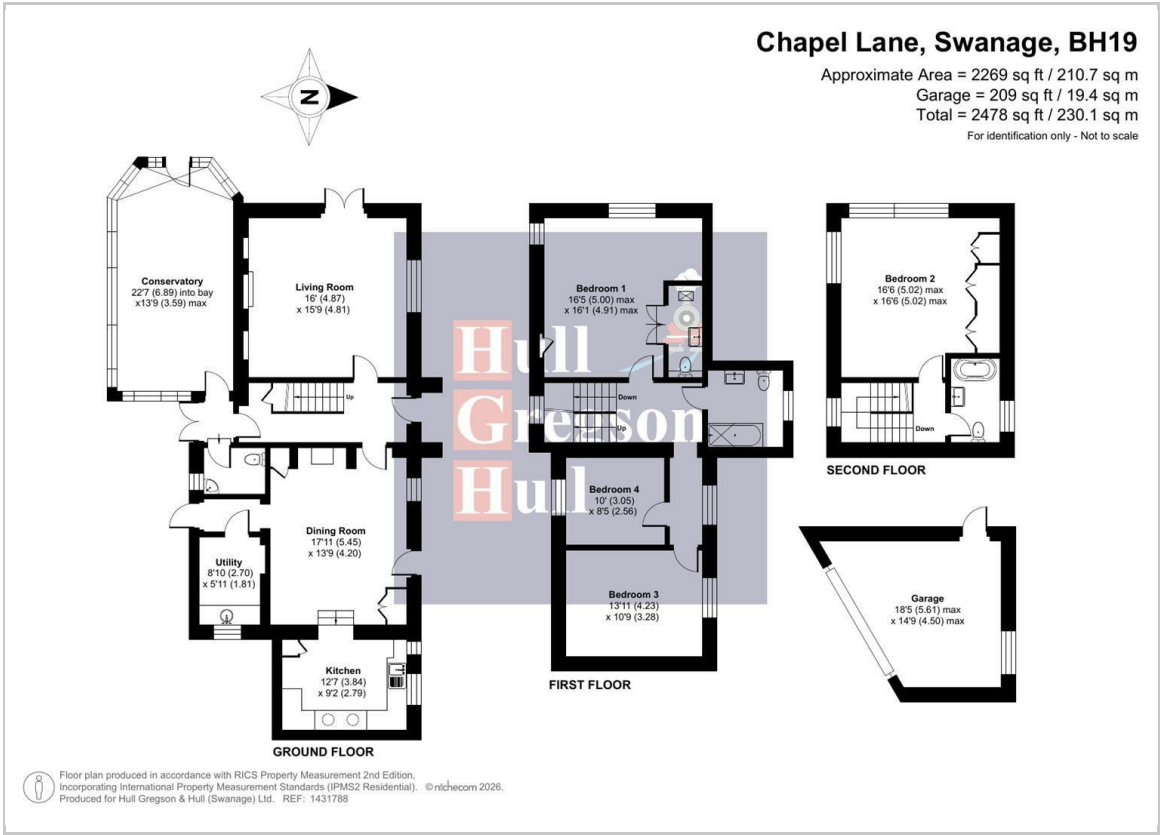
The gardens are a particular triumph, thoughtfully designed to combine the romance of a traditional English cottage garden with Mediterranean influence. Terraced levels are defined by stone retaining walls and interspersed with clipped hedging, mature planting, palms and orchard trees. Lawned areas and meadow spaces create a variety of tranquil settings, offering both sun-drenched and shaded retreats throughout the day. At the far edge of the plot, a large stone-built garage provides practical access from the road.



Clarence Cottage represents a rare opportunity to acquire a truly special home, rich in history, beautifully curated and set within an atmosphere of peace and privacy more often associated with a rural idyll, yet moments from the vibrant coastal town below.

Swanage, as a town, is a naturally beautiful seaside town to the Eastern side of Dorset. There is a tremendous community spirit in the town, with local organisers putting on fantastic events throughout the year which are well worth attending.

It's also worth noting, that in the recent history of the property, it has been enjoyed as a holiday home, and successfully run as a highly respected holiday let. The income potential for this property is huge.



## Ground Floor

### Living Room

15'11" x 15'9" (4.87 x 4.81)

### Dining Room

17'10" x 13'9" (5.45 x 4.20)

### Kitchen

12'7" x 9'1" (3.84 x 2.79)

### Utility Room

8'10" x 5'11" (2.70 x 1.81)

### Conservatory

22'7" x 11'9" (6.89 x 3.59)

### W.C

## First Floor

### Bedroom One

16'4" x 16'1" (5.00 x 4.91)

### Ensuite

### Bedroom Three

13'10" x 10'9" (4.23 x 3.28)

### Bedroom Four

10'0" x 8'4" (3.05 x 2.56)

### Bathroom

## Second Floor



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| 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 |         |           |
| (2 plus) A                                                      |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |