



1 Highcliffe Road

Swanage, BH19 1LW

 15  14  4 

£1,425,000 Freehold

Hull
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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.

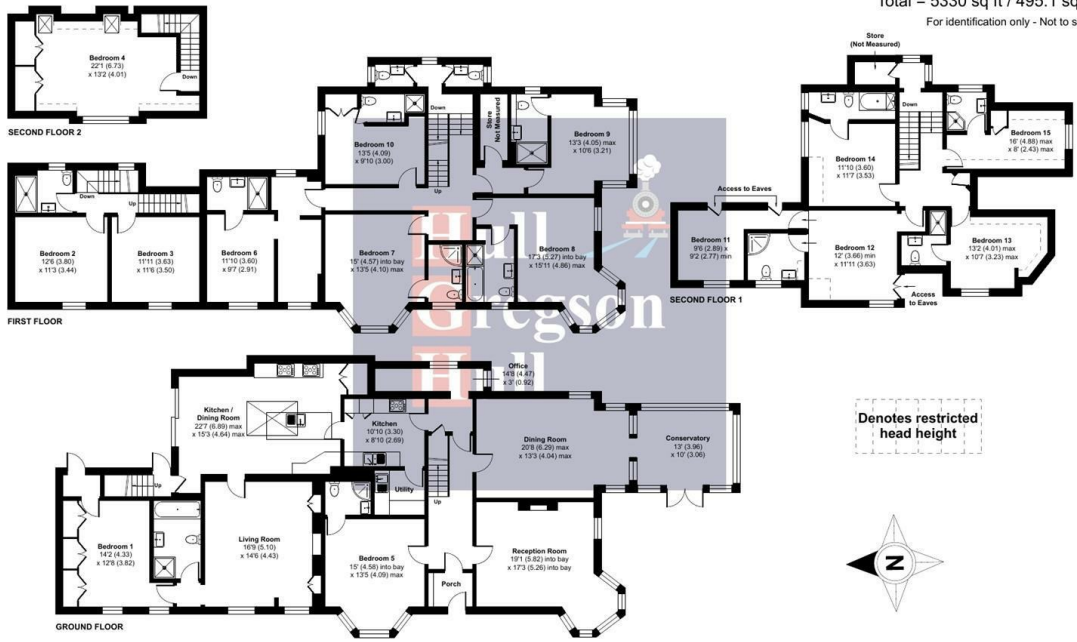
The property opens via a welcoming porch into a central hallway, leading to an elegant reception room with bay window. This is a fantastic place for your guests to relax and unwind after a long day spent on the beach, or after walking the scenic roll top hills of Swanage. Immediately next door is the 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 first floor provides extensive sleeping accommodation, with multiple generously sized bedrooms many benefiting from built-in storage and pleasant aspects. Ensuite washrooms are conveniently positioned in each room, making the layout ideal for guest use. On this level, Bedroom 8 is a particular hit with the holiday makers, with the bay window offering light and great views.

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). © richcom 2026. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1433570



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)

Energy Efficiency Rating	
	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 ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(82 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 ₂ emissions	
England & Wales	EU Directive 2002/91/EC