

48. Park Road

Swanage, BH19 2AE

16 15 3 C

£1,300,000 Freehold

Hull Gregson Hull

48. Park Road

Swanage, BH19 2AE

- Fourteen Guest Rooms
- A Characterful Victorian Property with Modern Touches
- Parking for up to Seven Vehicles
- Three Bedrooms in the Owners Accommodation
- Flexible Accomodation
- Private Garden for Owners
- Self Service Run Business
- Highly Recommended & Reviewed Local Hotel
- Beautifully Presented Accommodation
- Must be Seen to Appreciate

















The Limes Hotel presents a rare opportunity to acquire a well established and charming guest house with the opportunity to earn a stress free income whilst enjoying a substantial family home. Situated on an elevated position on Park Road, the property enjoys multiple sea views, just a short walk from the town centre and the award winning golden sandy beach. This magnificent Victorian building was built in 1895 and initially cared for our wounded soldiers during the war. This legacy of care has continued throughout the years and the property now operates as a successful guesthouse.

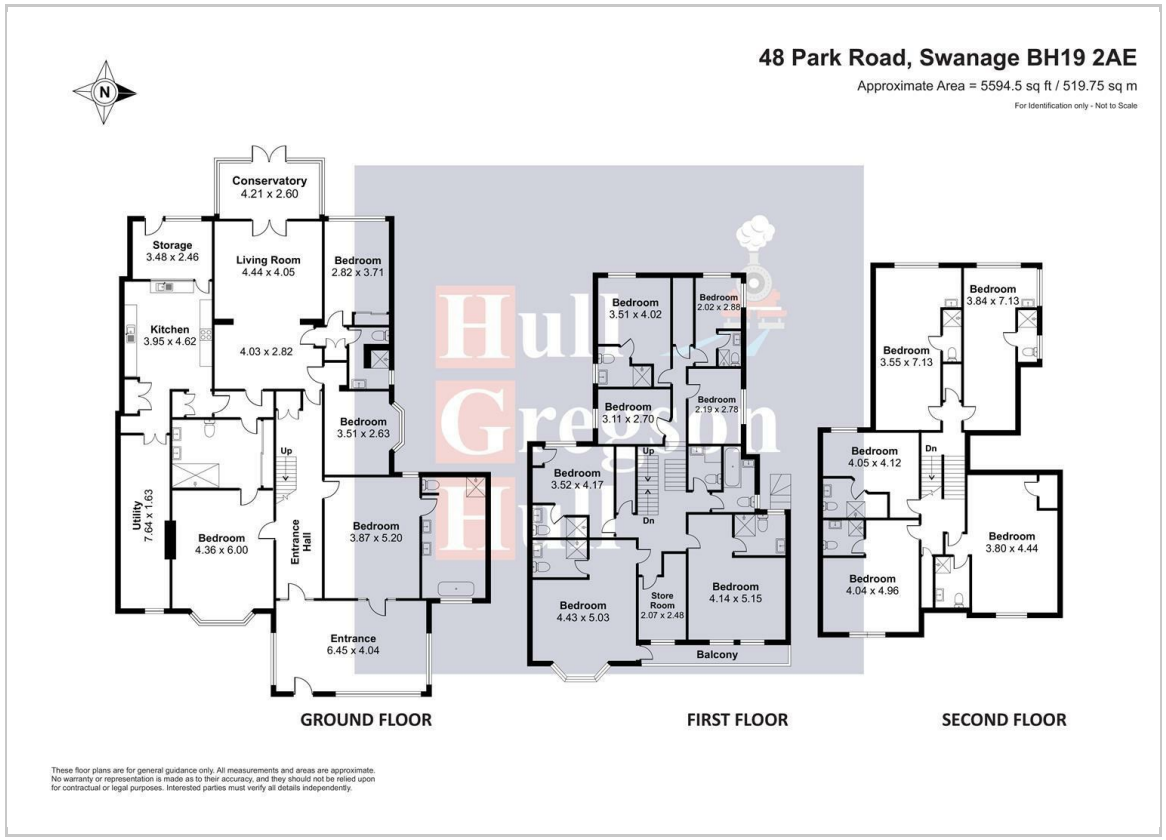
The Limes Hotel is entirely self-sufficient, meaning guests can check in and out at their leisure using the coded key boxes in the conservatory. There is a self-service cabinet in the main hallway offering fresh milk, and extra towels, teas and coffees to ensure guests have everything they need. The owners simply check their app to look after their guests, making this form of income completely stress-free. Alternatively, the residence will make a fantastic family home, ideal for multi-generational use.

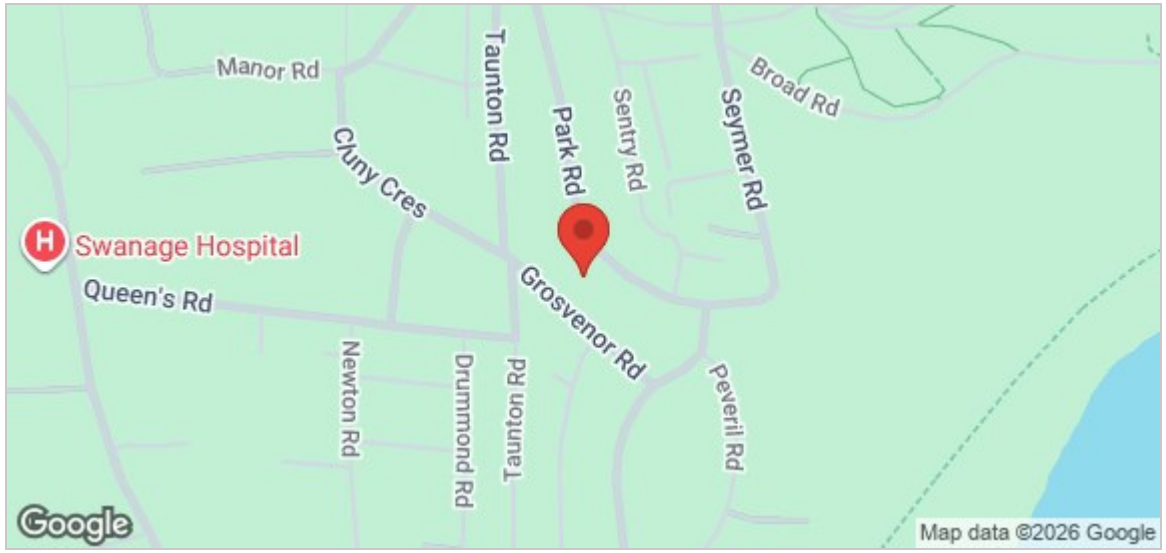


This attractive and well proportioned character building is arranged over multiple floors with three bedroom owner accommodation, private garden and parking for at least seven vehicles. Eleven of the thirteen guest bedrooms benefit from en-suite shower rooms, while two single rooms are served by two separate shower rooms.



Upon entering the front door, we are welcomed by a bright communal conservatory and lounge area, paved with Purbeck stone which provides a pleasant space for guests to relax, socialise or enjoy views towards Swanage Bay and the Purbeck Hills. Located here are the separate key boxes for each of the guest rooms.





GROUND FLOOR

Entrance
21'1" x 13'3" (6.45 x 4.04)

Bedroom
14'3" x 19'8" (4.36 x 6.00)

Utility
25'0" x 5'4" (7.64 x 1.63)

Kitchen
12'11" x 15'1" (3.95 x 4.62)

Storage
11'5" x 8'0" (3.48 x 2.46)

Conservatory
13'9" x 8'6" (4.21 x 2.60)

Living Room
14'6" x 13'3" (4.44 x 4.05)

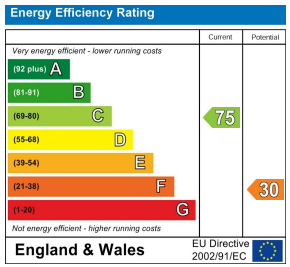
Dining Area
13'2" x 9'3" (4.03 x 2.82)

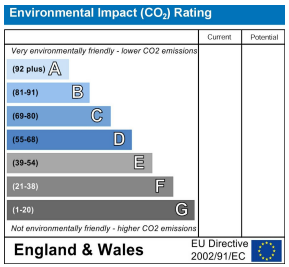
Bedroom
9'3" x 12'2" (2.82 x 3.71)

Bedroom
11'6" x 8'7" (3.51 x 2.63)

Bedroom
12'8" x 17'0" (3.87 x 5.20)

FIRST FLOOR





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