

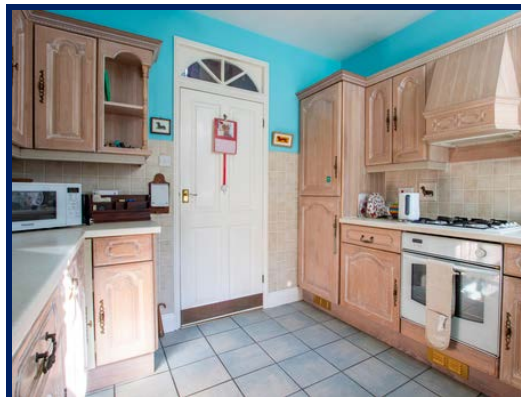
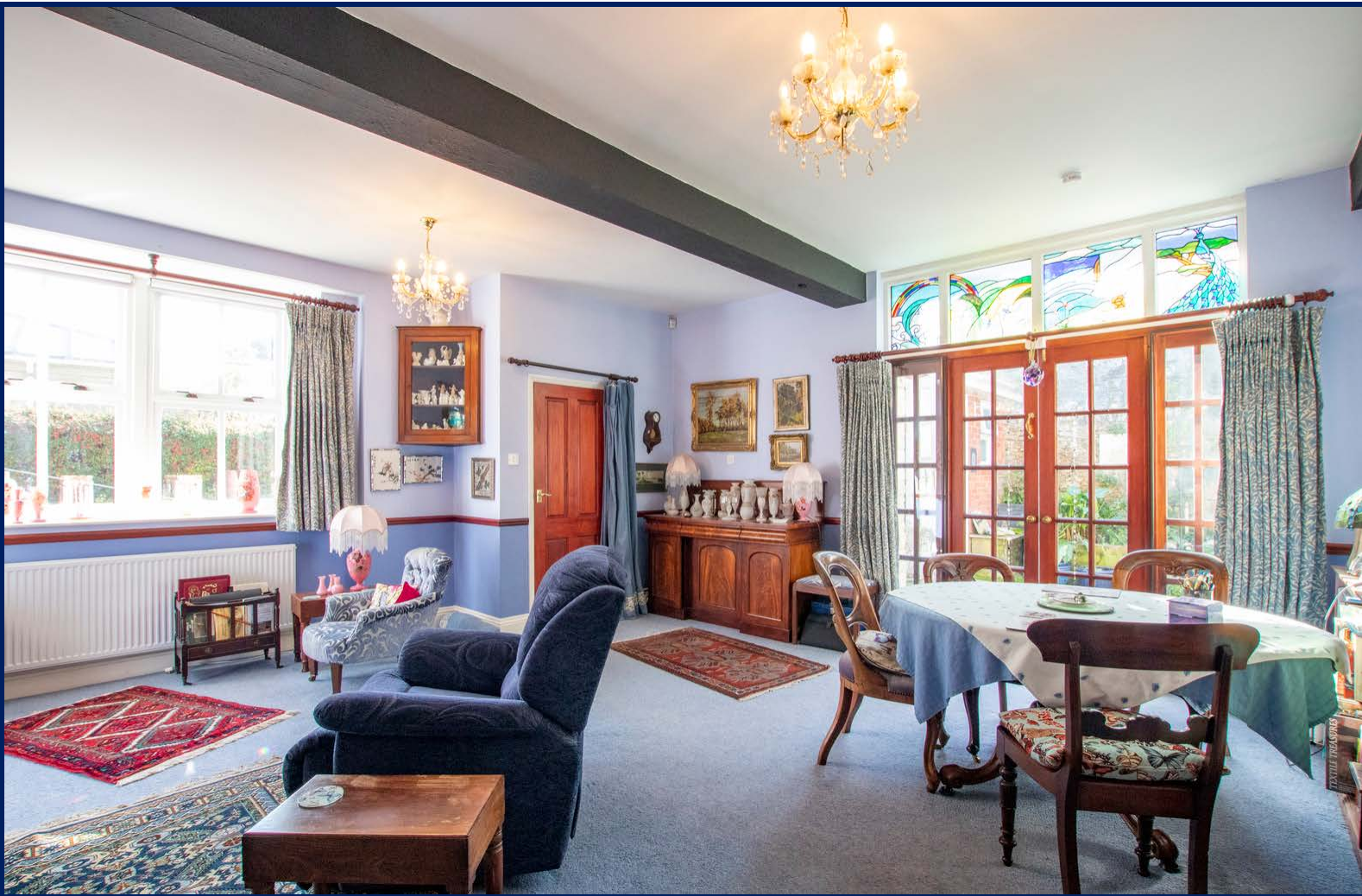


# OLIVER MILES

Chartered Surveyors - Estate Agents

## Convent Mews £575,000

**Rare Opportunity: A Charming and Unique Character Property Within Easy Walking Distance to Town Centre and Beach. Many Original Features including Exposed Beams. Allocated Parking for 2 Vehicles and 3rd Parking Space within Private Walled Garden.**



7 Institute Road, Swanage, Dorset, BH19 1BT

Email: [sales@olivermiles.co.uk](mailto:sales@olivermiles.co.uk)

Tel: 01929 426655

Web: [www.olivermiles.co.uk](http://www.olivermiles.co.uk)

- Grade II Listed End Terrace Cottage
- Enclosed Walled South Facing Garden
- Parking for 3 Cars

- Period Features Retained
- 3 Bedrooms
- Must be Viewed

#### LOCATION & DESCRIPTION

This 19th century converted Coach House is set in the lovely grounds of the Purbeck House Hotel, within easy walking distance to the town centre, beaches and many local attractions.

Providing spacious accommodation, full of character, and with a wonderful sunny and walled, private courtyard garden on two levels.

This unique property includes a parking space on the upper garden level and 2 additional allocated parking spaces in the hotel grounds.

A rare opportunity to buy something special, inspection is highly recommended to discover the many attributes of this Grade II listed property.

#### ACCOMMODATION

(All measurements approximate)

#### GROUND FLOOR

##### ENTRANCE LOBBY

Cloaks cupboard housing electric meter and alarm control panel.

##### LIVING/DINING ROOM (S)

5.7m x 5.5m (18' 8" x 18')

A superb, gracious room with high ceilings and immense charm. Dual aspect with double doors to walled gardens and a window overlooking pretty cottage gardens. Feature fireplace (non-functional).

##### INNER HALL

Elegant and spacious area with character staircase rising to first floor and under stairs cupboard.

##### KITCHEN (S)

3m x 3m (9' 10" x 9' 10")

The kitchen offers pretty views over the lower garden. Range of fitted worktops, cupboards and drawers, composite 1.5 bowl sink unit. Gas hob, electric under oven with filtration hood over, fridge/freezer. Tiled floor.

##### UTILITY ROOM (E)

3.4m x 1.6m (11' 2" x 5' 3")

Worktop with cupboards and appliance space under, plumbing for washing machine. Gas-fired boiler serving heating radiators and hot water. Tiled floor. Door to garden and door to:

##### SHOWER ROOM

Tiled shower cubicle with mains shower, handwash basin, WC. Tiled floor.

#### FIRST FLOOR (PART SLOPING CEILING)

#### LANDING

##### BEDROOM 1 (S)

5.4m x 2.9m (17' 9" x 9' 6")

Built-in wardrobes.

##### BEDROOM 2 (S)

3.5m max x 3.1m (11' 6" max x 10' 2")

##### BEDROOM 3 (S)

2.5m x 2m (8' 2" x 6' 7")

##### SHOWER ROOM (N)

Walk-in shower with mains shower, pedestal basin and WC.

#### OUTSIDE

GARDEN ROOM 4m x 2.3m (13' x 7' 7")

Attractive Purbeck Stone with double French doors opening onto garden, ideal for al-fresco entertaining or office/workroom.

TWO TIERED WALLED GARDEN Offering complete seclusion.

Lower Courtyard: A charming area with original cobblestones leading off the living and garden rooms and steps leading to the Upper Gardens: pebbled area with shrub beds, double gates to driveway and space for small car.

There are 2 further allocated Parking Spaces to the South of the property in the grounds of the Purbeck House Hotel.

#### SERVICES

All main services.

#### TENURE

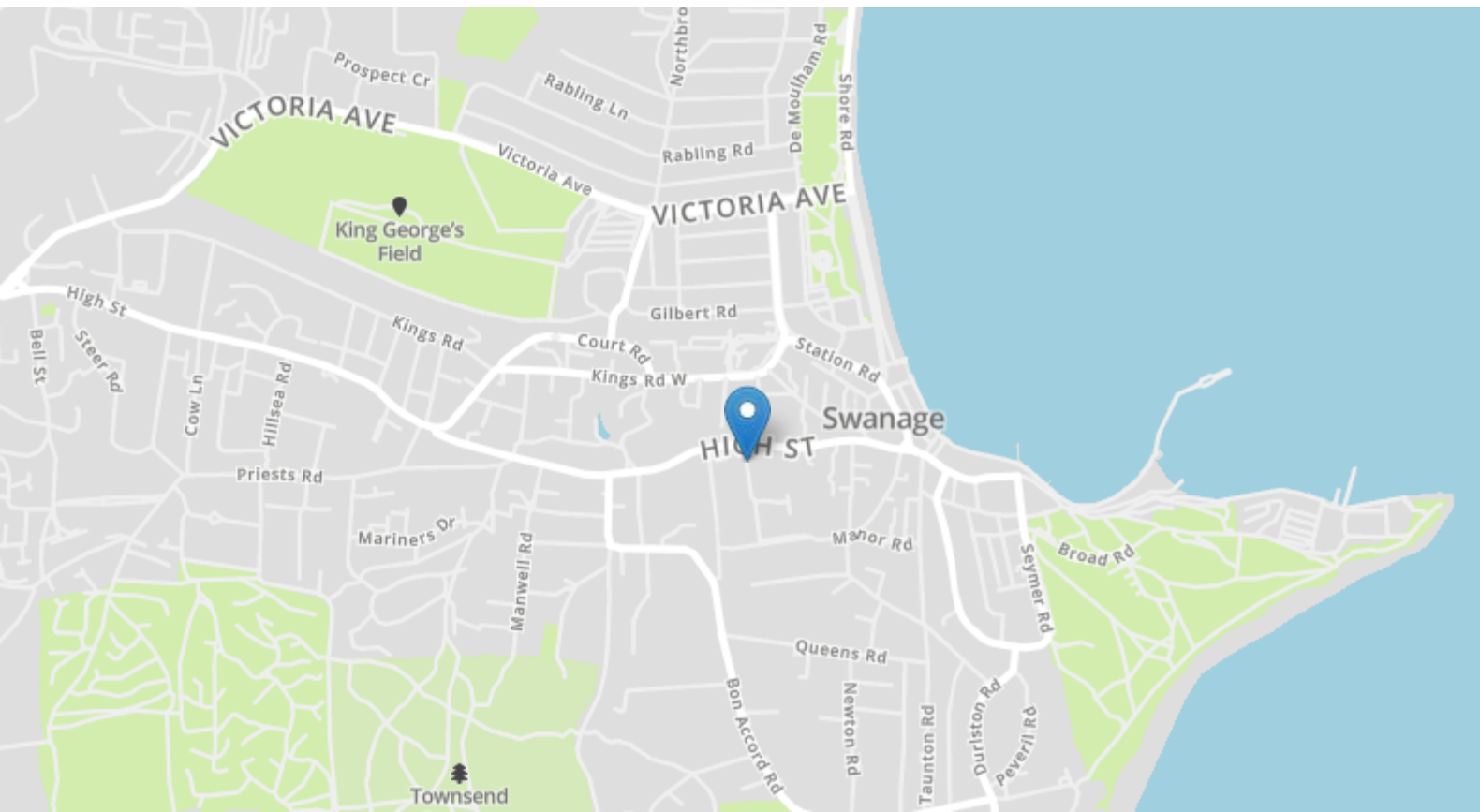
Leasehold. 999 year lease from December 1994 with a peppercorn ground rent.

#### COUNCIL TAX

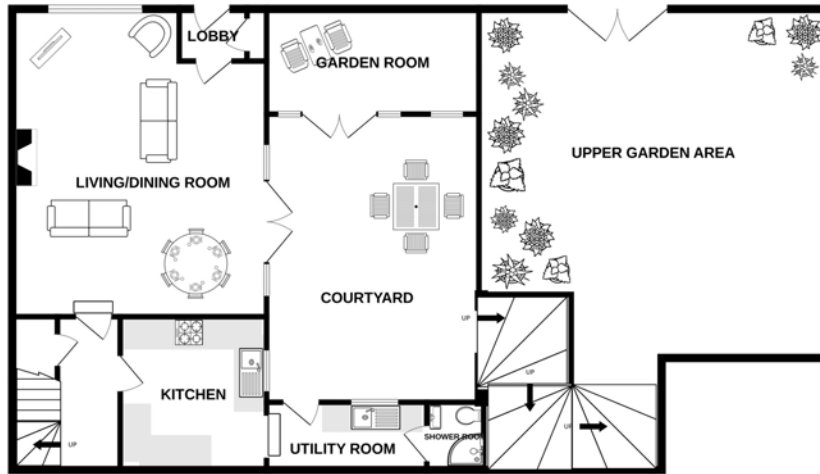
Band 'D' £2442.95 payable 2023/24

#### VIEWING

Only through appointment with OLIVER MILES Estate Agents (01929 426655) or [sales@olivermiles.co.uk](mailto:sales@olivermiles.co.uk)



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

You are advised to check the availability of this property before travelling any distance to view. The Agent had not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure & Services of a Property are based on information supplied or confirmed by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchaser's surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. ALL MEASUREMENTS QUOTED ARE APPROXIMATE AND FOR GUIDANCE ONLY.

