



Est 1896  
Corbens



WYVERN COTTAGE, 8 CHURCH HILL, SWANAGE

£495,000



This immaculately presented substantial Grade II listed mid-terrace cottage is situated in one of the oldest parts of Swanage close to the Mill Pond and approximately half a mile from the town centre and beach.

The cottage has been renovated to a high standard using high quality materials resulting in an exceptionally fine home. It was built in 1793 and is constructed of natural Purbeck stone. The size of the accommodation belies the exterior's façade which has retained many character features whilst offering an easy modern living style. It also has the added advantage of a rear courtyard garden with Purbeck Stone patio and raised flower beds of established shrubs and roses.

The large living room has a wealth of character features including an open fireplace with woodburning stove and beamed ceilings. The kitchen has been fitted with a superior range of units, quartz and laminated wood effect worktops and integrated appliances including a dishwasher. A utility room housing a Worcester Greenstar 8000 gas condensing combi boiler and separate WC complete the accommodation on the ground floor.

Property Reference: CHU1834

Rateable Value £3,600



The first floor landing leads to two generously sized double bedrooms, and bedroom two benefits from a large en-suite shower. The family bathroom is fitted with a modern white suite.

On the second floor is a good sized double bedroom offering views over the Mill Pond to the Purbeck Hills.

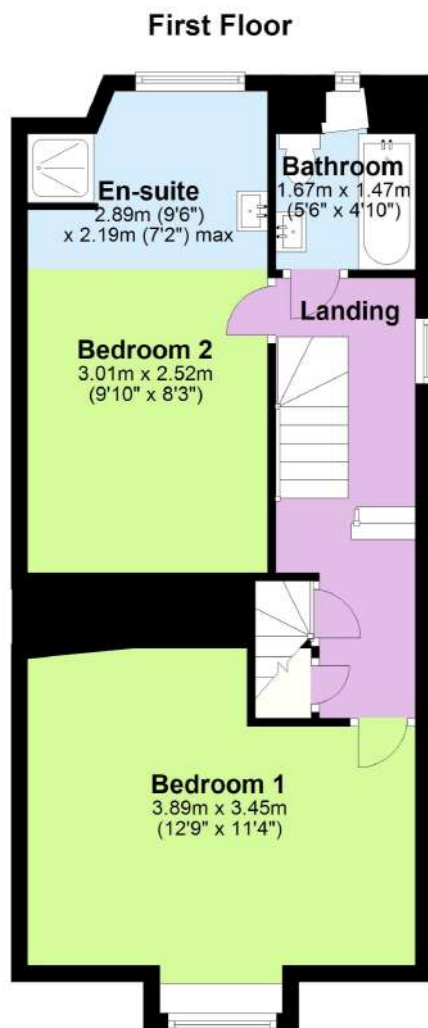
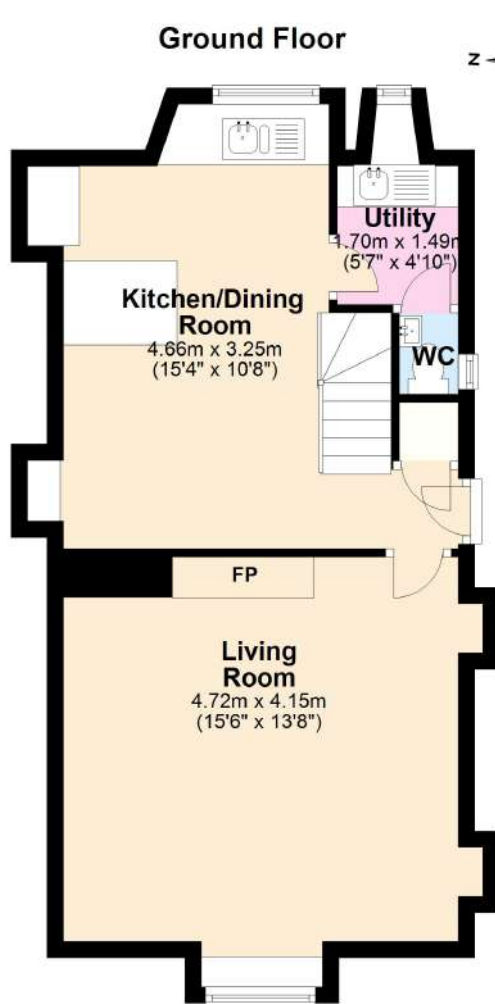
Swanage lies at the Eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. It has a fine, safe, sandy beach, and is an attractive mixture of old stone cottages and more modern properties, all of which blend in well with the peaceful surroundings. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

**NB** The property is currently a successful holiday let. The furniture and business can be purchased by separate negotiation.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens**, 01929 422284. **Postcode BH19 1HU.**

Total Approximate Floor Area 91m<sup>2</sup> (979 sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			



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