



TALL TREES, ULWELL ROAD, SWANAGE
£825,000

This charming Grade II Listed period stone cottage is thought to date back to 1764 and is situated in a fine rural location at North Swanage. It adjoins open countryside at the rear and enjoys uninterrupted views to Nine Barrow Down.

Tall Trees offers unique accommodation of immense character and the interior has a feeling of contemporary warmth creating a relaxed home offering an easy living style. The gardens are at the rear of the cottage and amount to approximately half an acre. There is off road parking for several vehicles.

The cottage has been extensively and sympathetically renovated to a high standard throughout in recent years by the current owners resulting in an exceptional home that seamlessly combines the peace and tranquility of the countryside with the demands of modern living. A superb extension has been added at the rear creating additional family living space and within the grounds, a stone barn has been added providing a superbly appointed self-contained 1 bed roomed accommodation with views over the garden. The excellent layout of the cottage and the detached barn afford the property to let as B&B providing additional income if required.

The original cottage is of solid brick under a stone tiled roof, the rear extension is of timber under a tiled roof.



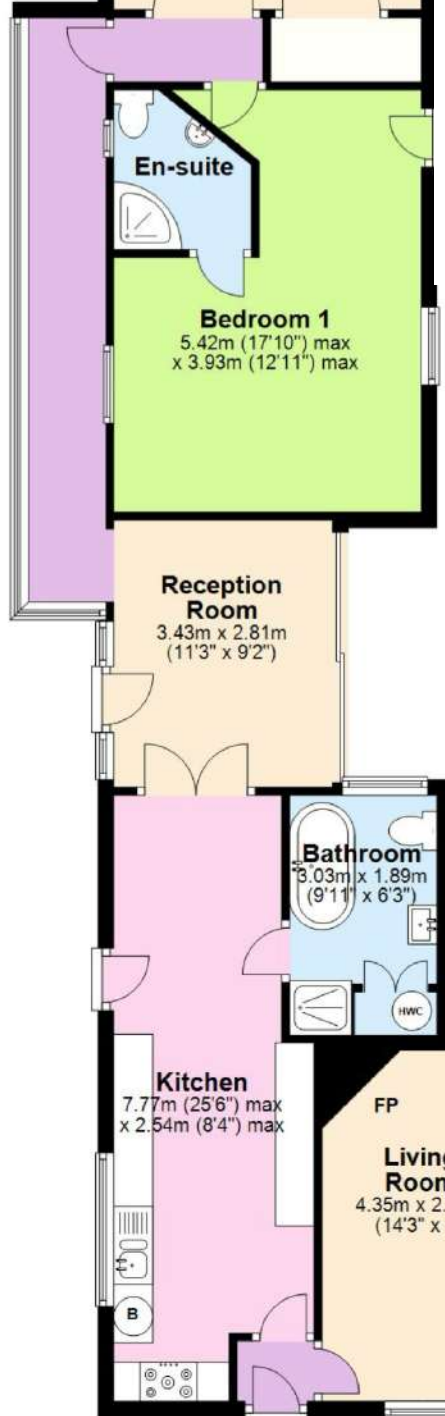
The entrance is central to the accommodation. Situated to the front of the property is the dual aspect living room with feature fireplace and woodburning fire. Leading off is the dining room, which in turn leads to an en-suite bedroom. The spacious galley style kitchen is fitted with an extensive range of light units, with a rangemaster style oven. A family bathroom completes the accommodation at the front of the cottage.

Double doors from the kitchen lead to the rear extension reception room which has independent access. The living room has triple aspects to enjoy the views of the surrounding countryside and has double doors leading to the garden harmoniously blending the indoor/outdoor living space. There is a large en-suite bedroom also with independent access to the garden.

The garden is predominantly at the rear of the cottage and is approximately half an acre. Adjoining open countryside, it has stunning far reaching views to Nine Barrow Down. At the front, a gravel driveway provides off road parking for several vehicles.

All viewings are strictly by appointment through the Sole Agents, Corbens, **01929 422284**. The postcode for this property is **BH19 3DG**.





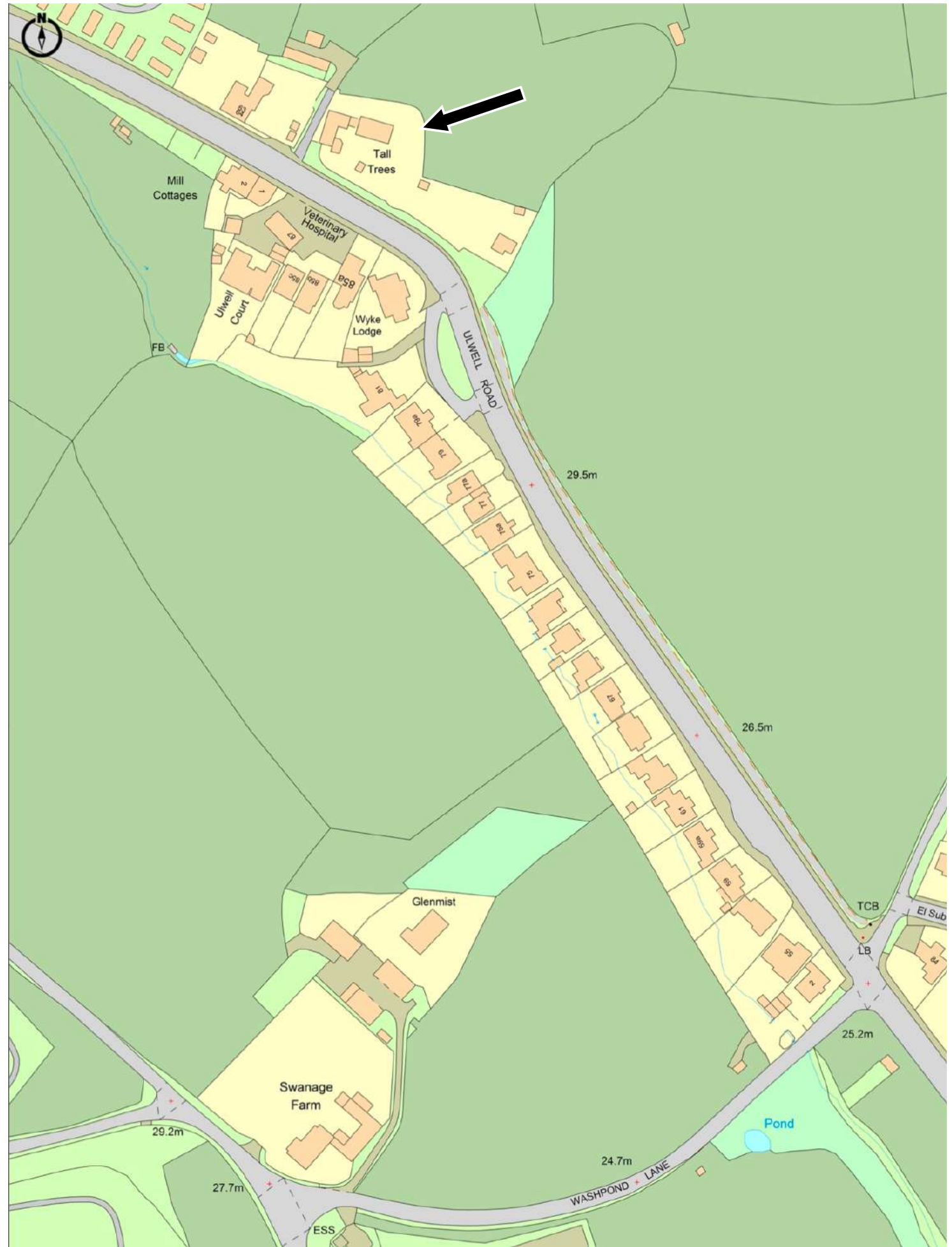
Total Floor Area TBCm² (TBCsq ft)



Scan to view Video Tour

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	99
(81-91) B	91
(69-80) C	81
(55-68) D	68
(39-54) E	54
(21-38) F	38
Not very efficient - higher running costs	21
G	1

Awaiting EPC



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