



**TALL TREES, ULWELL ROAD, SWANAGE**  
**£699,950 Freehold**

This unique property comprises two detached buildings, one a charming Grade II Listed period cottage thought to date back to 1764, the other is a modern timber framed lodge. They are positioned side by side with just a 3 metre gap and are easily accessed one to another. There is also easy access to extensive grounds which surround the properties.

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 owner resulting in an exceptional home that seamlessly combines the peace and tranquility of the adjoining countryside. The timber lodge was created around the turn of the 21<sup>st</sup> Century to form additional family living space. At the end of the garden is a substantial stone shed for incidental use with store room on the first floor.

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



Situated to the front of the cottage 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 units, with a rangemaster style oven. A family bathroom completes the accommodation of the original property.

Double doors from the kitchen lead to the garden and then to the lodge which has a triple aspect living room 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**.

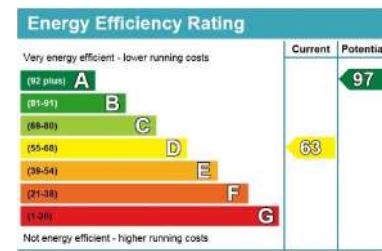
Property Ref ULW1861

Council Tax Band C - £2,390.61 for 2025/2026

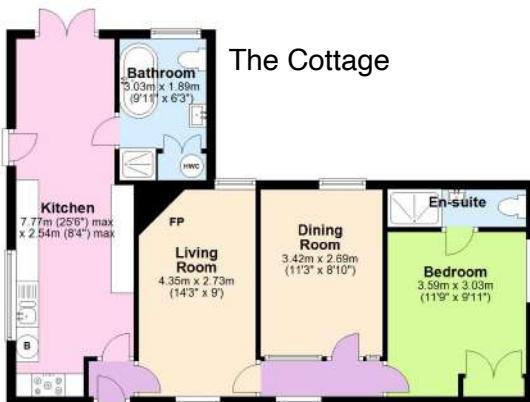


Stone Shed

The Lodge



Total Floor Area of The  
Cottage & The Lodge  
111m<sup>2</sup> (1,195 sq ft)



The Cottage



Scan to View Video Tour







