



**1 CARRANTS COURT, COWLEASE, SWANAGE**  
**£310,000**

This well presented Victorian cottage is at the end of a small terrace situated near the south-western outskirts of Swanage about half a mile from the town centre yet within easy reach of the Townsend Nature Reserve. It is thought to date back to the latter part of the 19<sup>th</sup> Century and is constructed of stone with brick elevations at the rear, under a pitched roof covered with clay tiles and slate.

The cottage has spacious accommodation arranged over three floors enjoying good views over the town to Swanage Bay and Ballard Down from the upper levels.

The seaside resort of 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 cottage and more modern properties. To the South is the Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 2QG**.



The good sized living room with a feature polished marble fireplace, welcomes you to this well presented cottage. Beyond, the kitchen has been fitted with a modern range of units with contrasting worktops and breakfast bar, integrated gas hob and electric oven.

On the first floor there is a spacious double bedroom situated at the front of the property and enjoys good views over the town to Swanage in the distance. The family bathroom fitted with separate shower cubicle completes the accommodation on this level.

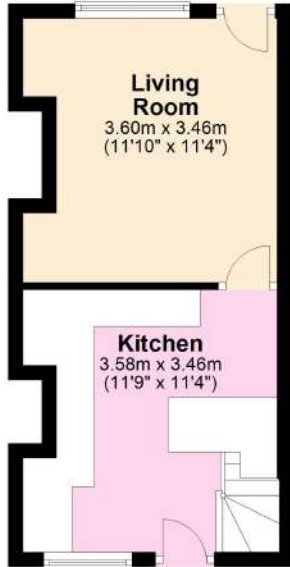
The spacious master bedroom, located on the top floor, has Velux windows to the front and rear and enjoys good views over the town to Swanage Bay and Ballard Down in the distance.

Outside, the front garden is mostly gravelled with a centre paved feature. At the rear the easily maintained South facing garden is mostly paved with flower and shrub bed, timber garden shed and garden store.

Property Reference COW1927

Council Tax Band C

### Ground Floor



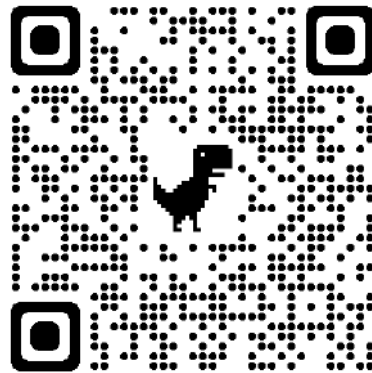
### First Floor



### Second Floor



Total Floor Area Approx  
64m<sup>2</sup> (689sq ft)



Scan to view Video Tour



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