



Durlston House, 3 Lighthouse Road, Swanage BH19 2JH

£3,000 Per Calendar Month

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS









**Durlston House is a substantial character home set in an elevated cliff top position, ideally nestled in a peaceful and secluded spot on the fringes of Durlston Country Park.**

The shops, restaurants & facilities of Swanage town centre are also nearby, as well as its popular heritage steam railway and sandy beach. Swanage and Studland are famed for their sandy beaches, breathtaking coastline and the historic Jurassic Coastline, which is a UNESCO World Heritage Site. From Durlston House, you can enjoy direct access to some of the UK's most spectacular walks, including Durlston Country Park, the South West Coast Path, Old Harry Rocks and Ballard Down, or venture across to Studland and discover gems like the Bankes Arms and the Pig on the Beach.

The property offers around 2,200 sq ft of accommodation, with the ground floor featuring spacious open-plan living perfect for modern lifestyles, while the first floor offers three double bedrooms with an en suite bathroom to the master bedroom and a further family bathroom. Further features include an integral double garage, utility room, and store rooms on the lower ground level.

A sweeping driveway from Lighthouse Road provides ample off road parking for several vehicles and creates an impressive entrance to the property. As well as a generously sized front garden, the south-easterly tiered rear garden, complete with a wrap-around terrace, is a particular feature of the property and provides a real haven to enjoy.

With its enviable location and expansive plot, Durlston House is a rare find. Whether you're envisioning a tranquil retreat or a family haven, this property offers it all.





## KEY FEATURES

- Elevated Cliff Top Position Near Durlston Country Park
  - Substantial Detached Character House
- Expansive Double Plot with Delightful Gardens
- Spacious Reception Rooms including Conservatory
  - Three Double Bedrooms
  - En Suite Bathroom to Master Bedroom
- Driveway Off Road Parking & Double Garage
- Close to Town Centre Shops, Restaurants & Facilities
  - Near to Swanage Steam Railway & Sandy Beach
- Offered Furnished on a Six Month Initial Tenancy























## ADDITIONAL INFORMATION

Council Tax: Band G - Dorset Council

Rent: £3,000 per calendar month

Deposit: £3,460

Furnishing: Furnished

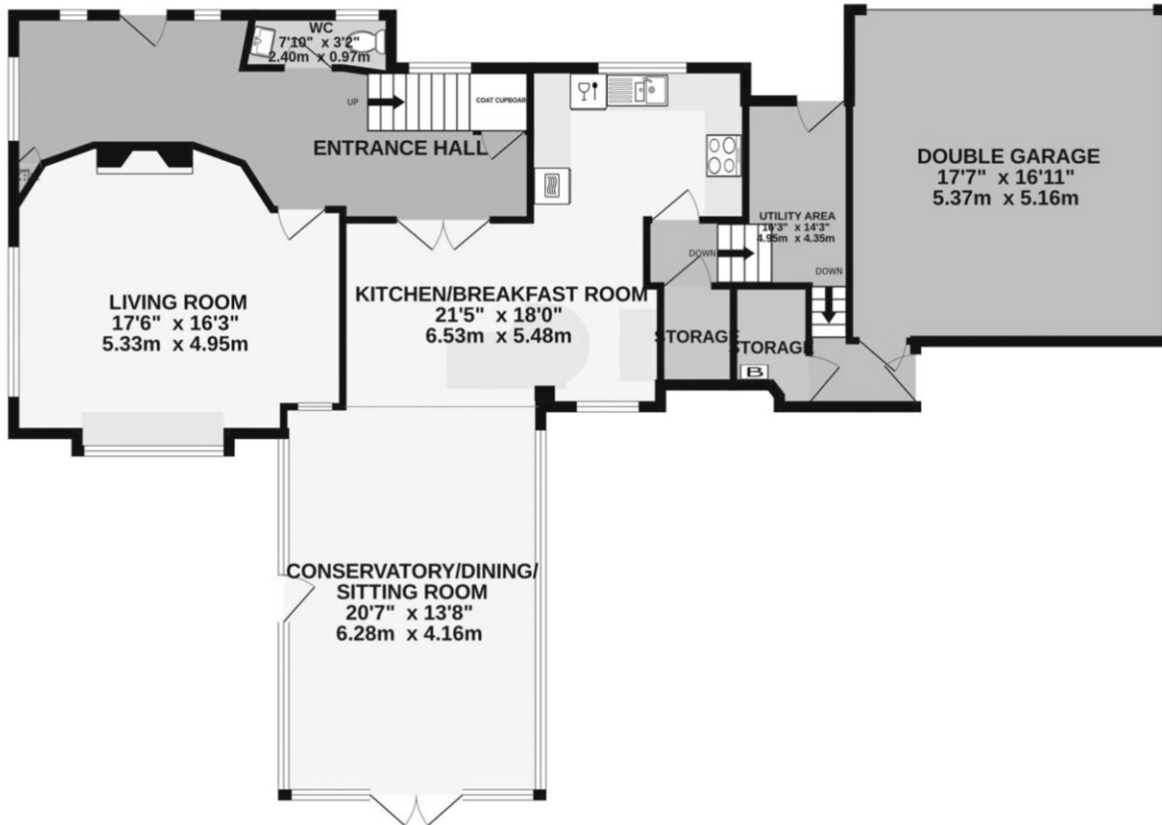
Availability: The property is available to let on an initial six month tenancy agreement, renewable thereafter by mutual agreement. Please note that the property is currently on the market for sale. As a condition of the tenancy, tenants will be required to provide access throughout the term for the selling agents to carry out occasional viewings by appointment with prior notice.



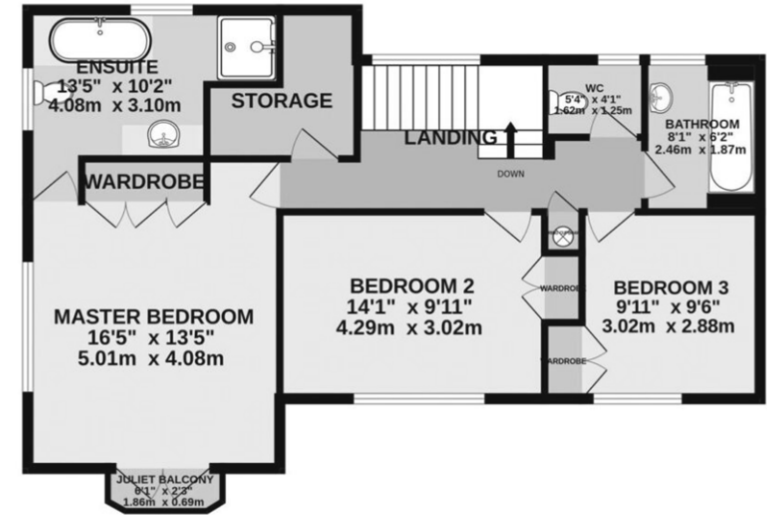


# FLOORPLAN

GROUND FLOOR  
1451 sq.ft. (134.8 sq.m.) approx.



1ST FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 2242 sq.ft. (208.2 sq.m.) approx.

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.

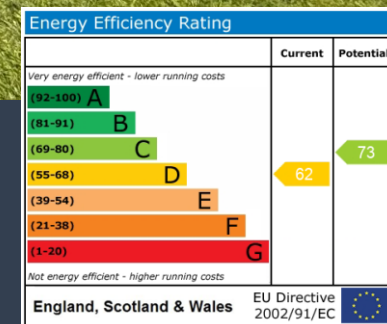
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## Viewing by Appointment Through the Landlord's Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
 01202 80 50 90 ▪ hello@mollaro.com



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