



NEWTON MANOR HOUSE, HIGH STREET, SWANAGE
£1,500,000 Freehold

This exceptionally spacious and historic Grade II* Listed property is thought to date back to the 1600s. Newton Manor is steeped in history and is situated in a popular residential area approximately three quarters of a mile from the town centre. The Manor House is of stone construction and is considered to be of historic interest with a wealth of period features including period fireplaces and attractive carved wooden doors and architraves.

Newton Manor House has been used as a very successful high-end holiday let for a number of years. It yields in excess of £140,000 per annum with a peak holiday week letting out for over £7,000; accounts are available for inspection by genuine applicants upon request.

The seaside resort of Swanage lies at the eastern tip of the Isle of Purbeck delightfully situated between the Purbeck Hills. To the South is Durlston Country Park renowned for being the gateway to the Jurassic Coast and World Heritage Coastline. The market town of Wareham which has main line rail link to London Waterloo (approx. 2.5 hours), is some 9 miles distant, with the conurbation of Poole and Bournemouth in easy reach via the Sandbanks ferry.



The imposing entrance hall with historic feature timber panelled, carved doors, surrounds and staircase welcomes you to this superb period property. The exceptionally generous living room has a feature stone carved fireplace with wooden surround and wooden panelled dados. Folding doors open to the formal dining hall with large windows and carved wooden fireplace with inset plaques. These rooms provide the perfect entertaining space for a large gathering, whilst the snug with marble fireplace provides a tranquil place to sit and rest.

The modern kitchen/breakfast room is fitted with a comprehensive range of light units with stone worktops and matching breakfast island, glazed dresser units and integrated appliances. The West facing conservatory gives access to the walled rear courtyard. The games room, doubles as a utility with fitted units and plumbing for washing machine and dishwasher combining entertainment and functionality. A shower room leads off and completes the ground floor accommodation.

Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 42284**. The postcode for this property is **BH19 2PF**.



Property Ref **HIG2045**

Council Tax Band G - £4,264.70 for 2024/2025

The property boasts eight superior bedrooms with four located on the first floor. The principal bedroom is an exceptionally generous dual aspect room with attractive marble fire surround, fitted wardrobe and en-suite bathroom including bath and corner shower cubicle. Bedrooms three and four are also spacious en-suite rooms. Bedroom two is a large double room with a marble fire surround and is served by the spacious shower room at the end of the hall.

Three further double bedrooms are situated on the second floor; bedroom five is a particularly spacious double room with fine views over the town to Swanage Bay in the distance. It also has the benefit of fitted wardrobes and an en-suite shower room. Bedroom six enjoys similar views to bedroom five and has an en-suite bathroom. Bedroom seven with an en-suite shower room completed the accommodation on this level.

The third floor comprises bedroom eight, which is a spacious double room with sloping beamed ceiling, and a good sized shower room with walk-in shower cubicle and views of the Purbeck Hills.



Outside, the property is set in attractive landscaped grounds, approached by a gravelled driveway. To the front of Newton Manor House, the formal garden is mostly laid to lawn with mature shrubs and trees, raised shrub/flower borders, stone pergola and a parking area with ample parking for 6 vehicles. At the rear the walled courtyard has access to a small additional section of garden with plenty of areas to explore.

A Brief History of Newton Manor

The Manor of Newton clearly dates from the time of the Norman Conquest but the building is likely to be the site of a much earlier settlement. The exact age of Newton Manor is not known as it has been altered so extensively over the Centuries but is believed that the main Manor House and the adjoining cottage date from the 1600s. The house was purchased by a Lewis Cockram in 1597 and remained in the ownership of the Cockram family until 1830, the elaborate Cockram Coat of Arms can be found above the Grade II* Listed entrance to Newton Hall.

More recently the property was a boarding school for girls until the 1980s when it was converted to residential use and the wings sold off separately.





Ground Floor



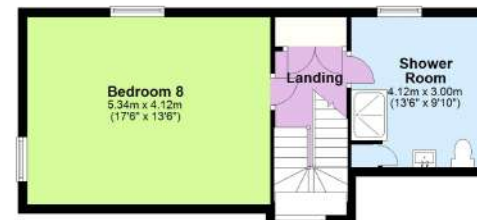
First Floor



Second Floor



Third Floor



Total Floor Area
Approx. 395m² (4,252 sq ft)

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