



SWANWIC HOUSE, 41a KINGS ROAD WEST, SWANAGE
£850,000 Freehold

This is an exceptionally rare opportunity to acquire a spacious and historic Grade II Listed property standing in a secluded, yet convenient position approximately 500 metres level distance from the town centre, beach and picturesque Mill Pond. Swanwic House is thought to date back to the mid-1600s, although extended in both the 18th and 19th Centuries and is steeped in history. It is of stone construction and is considered to be of historic interest with a wealth of period features. Swanwic House offers particularly spacious accommodation arranged over three floors. It has attractive wood carved fireplaces, beamed ceilings, and stands in a private walled garden. There are views from the upper floors to the Purbeck Hills in the distance and St Mary's Church on the southern side.

A Brief History of Swanwic House

Swanwic House (also spelled *Swanwick House* in some records) is the historic companion building to the Old Rectory, dating back to the mid-17th Century. It is a two-part Grade II Listed residence officially designated as The Old Rectory and Swanwic House. The house features gabled roofs, sash and casement windows, and Purbeck stone walls and roof - typical of its time. A carved stone head over the Old Rectory's entrance dated 10 July 1667 bear the initials 'WR' for Rector William Rose - possibly the original builder. While the Old Rectory and Swanwic House now comprise separate dwellings, they share a deeply rooted architectural lineage and continue to reflect their historic union.



Swanwic House is set in a secluded walled garden with lawned areas, stone patios and charming outdoor spaces - ideal for entertaining, al fresco dining, or simply enjoying the peaceful atmosphere.

Step Inside: A Home Steeped in Character and Charm

A set of external stone steps lead to the first floor entrance hall. Leading off, the living room is filled with soft natural light through arched windows, framing views of the rear garden and St Mary's Church. An Adams style fireplace adds warmth and a focal point to this serene and character rich room. Bedroom one is a spacious double room featuring built-in shelving, a charming window seat and an original fireplace. The family bathroom is fitted with a bath with shower over and completes the accommodation on this level.

The first of two ground floor entrances leads through a welcoming storm porch into the well appointed country-style kitchen. This warm and inviting space features generous cupboard storage throughout, ample worktops and integrated appliances including double oven and gas hob. The exposed stone walling enhances the rustic aesthetic, lending the kitchen a natural elegance that is both functional and full of character. Stairs from the kitchen ascend to the first floor landing. Just off the kitchen is a ground floor shower room with wash basin and WC - ideal for guests or busy family life.



Adjoining, lies the formal dining room where light streams in from dual aspect windows. This atmospheric space is perfectly suited for family gatherings and entertaining, with ample room for a large dining table. A striking redbrick fireplace, an original period feature, is flanked by arched alcoves with built-in shelving and cupboards offering both style and practicality.

Beyond the dining room, the second entrance hall on the ground floor opens to a versatile annexe or self-contained living area. This charming space enjoys views over the garden and includes an open plan sitting room/bedroom area, a compact but well equipped kitchenette and its own shower room. With independent access, it is ideally suited for multi-generational living, guest accommodation or as a holiday let.

On the second floor there are three further double bedrooms. The bedroom two is exceptionally spacious with views of the Purbeck Hills, vaulted beamed ceiling, wash basin and eaves storage. Bedroom three is South facing enjoying views over the garden and has built-in wardrobes. Bedroom four overlooks the garden at the front. A second family bathroom serves this level.

Council Tax - Main House Band F - £4,300, Annexe Band A - £1,792.96 for 2025/2026.

Viewings are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for this property is **BH19 1HF**.



Exterior and Grounds

The grounds of Swanwic House present a peaceful and aesthetically pleasing combination of historic architecture, formal landscaping and private garden spaces. The blend of stonework, mature trees, and flowering shrubs convey a timeless English Charm. It's a place that feels both grand and welcoming. The front and rear gardens boast generous lawns bordered by stone walls and mature shrub. Step through wrought iron gates to the peaceful stone courtyard. A detached stone garage, with storage area above, is approached off Church Hill and has personal access to the rear garden.

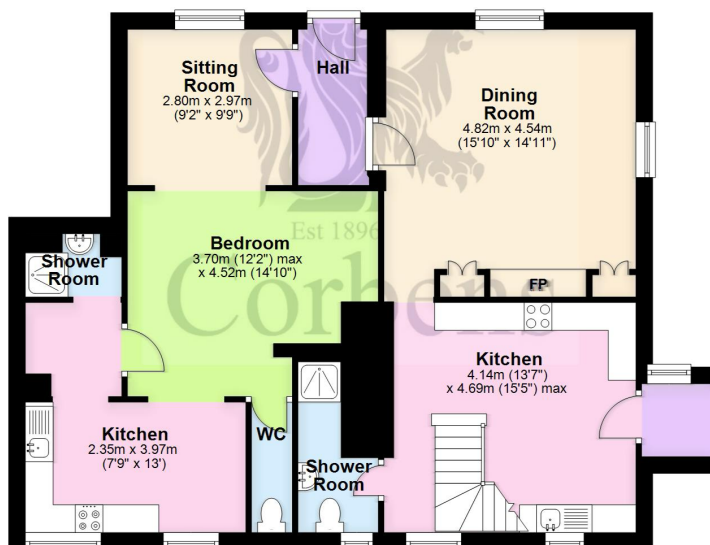
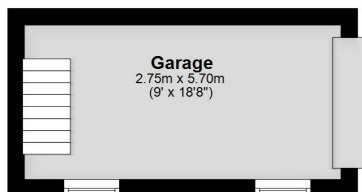
Charming Coastal Living in the Heart of Swanage

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, sandy beach and is an attractive mix of old stone cottages and more modern properties. 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.

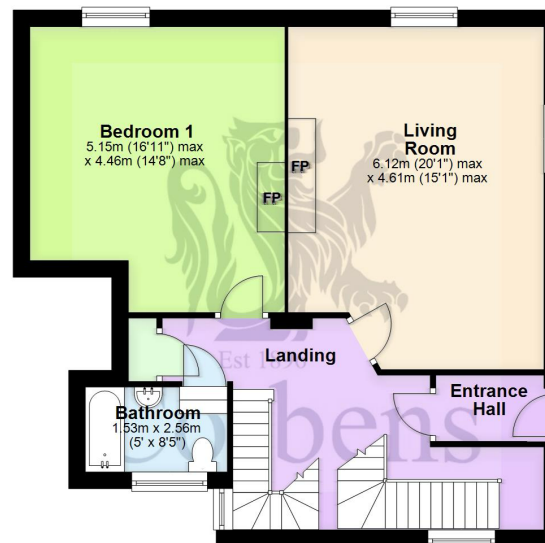
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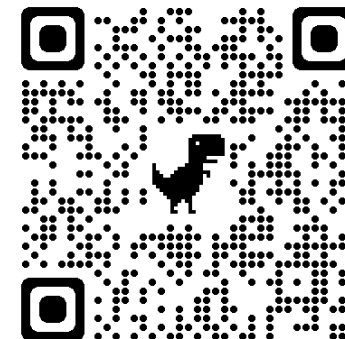
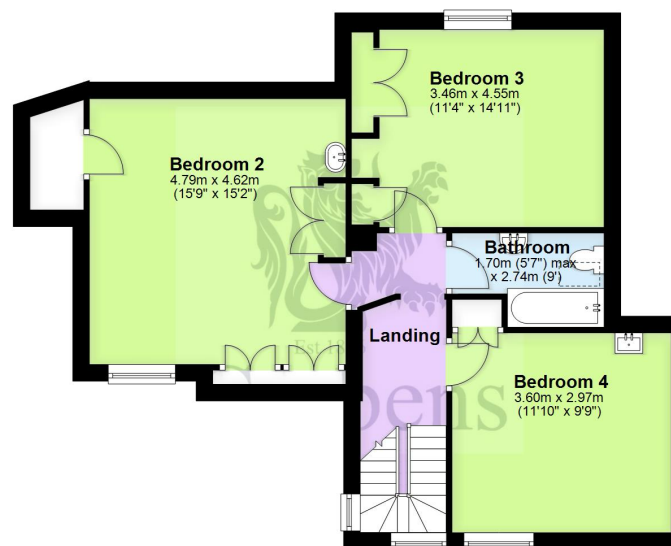
Ground Floor



First Floor



Second Floor



Scan to View Video Tour

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Total Floor Area
Approx. 234m² (2,519 sq ft)

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



