



YORK HOUSE, CAULDON AVENUE, SWANAGE
Guide £2,000,000 Freehold

Substantial Closed Care Home in Excellent Swanage Location

York House is a substantial detached property situated on one of Swanage's most sought-after residential avenues, occupying a generous plot. Offered with vacant possession, this imposing building is currently set-up as a care home and offers an extensive and versatile internal layout. This property can be re-opened as a care home with the current planning use.

The accommodation is arranged over three floors and includes a range of en-suite bedrooms, several spacious communal lounges, dining areas and a commercial kitchen. Ancillary rooms include offices, staff areas and storage facilities. The layout offers significant flexibility.

Key Features

- Closed care home with 33 bedrooms, 23 with en-suite facilities
- Located on prestigious Cauldon Avenue, a short distance from the seafront and overlooking Beach Gardens
- Just minutes from Swanage town centre, beach, and coastal walks
- Large plot with off-street parking, garaging and garden areas
- Multiple reception rooms and service areas across three floors, plus small basement housing heating system
- Fire exits and service access to comply with former commercial use

Outside

Set on a generous plot, the property enjoys a mix of paved and lawned garden areas, with scope for landscaping or creating further accommodation (STPP). To the side and rear, there is off-street parking for multiple vehicles and four garages.

Location

Cauldon Avenue is a quiet, tree-lined road just a short distance from Swanage beach, town centre, and the stunning Jurassic Coast. Swanage itself 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 cottages and more modern properties, all of which blend in well with the peaceful surroundings.

Services

All mains services connected.

Council Tax

Band H - £5,378.88 for 2025/2026.

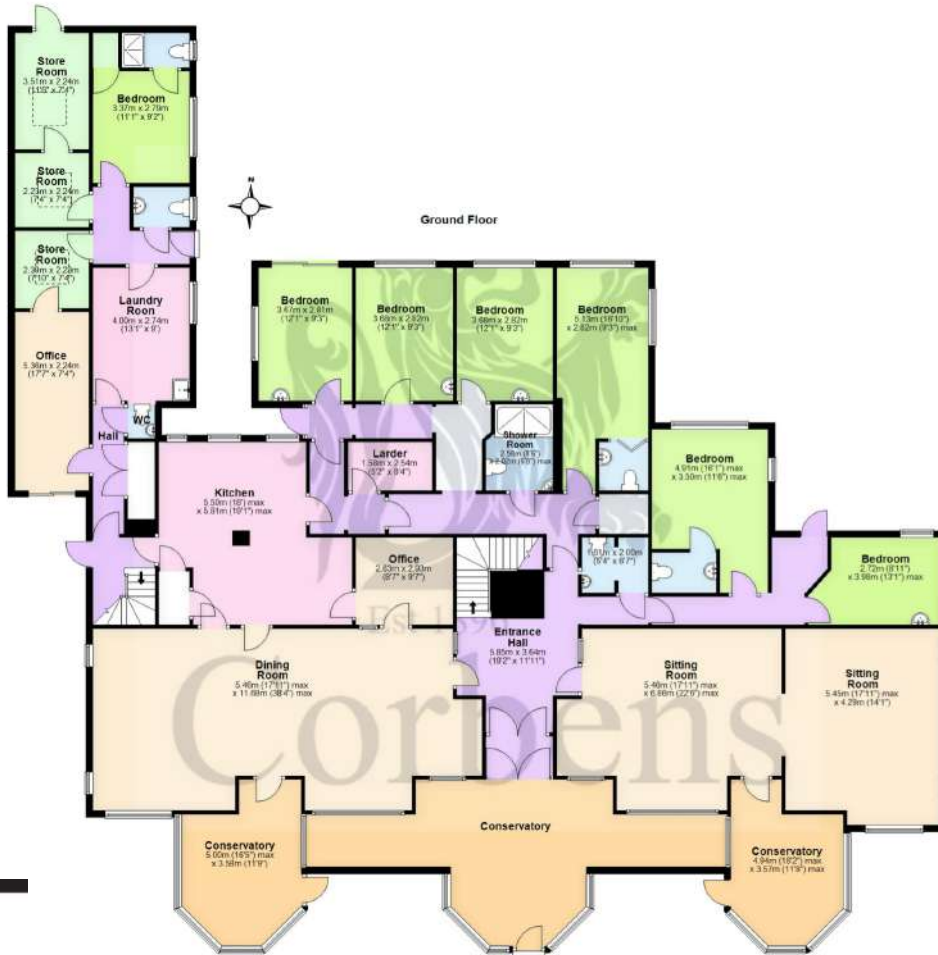
Viewing

By appointment only through the Sole Agents, Corbens, 01929 422284. The postcode for this property is **BH19 1PQ**.

Property Ref CAU2198



Total Floor Area Approximately 1,013m² (10,904sq ft)



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