



VALENTINE COTTAGE, 3 COOMBE COURT, COOMBE, SWANAGE
£425,000 FREEHOLD

This is a unique opportunity to acquire an outstanding end-terraced Grade II Listed cottage part of a small terrace of three with a number of original stone workshop/stores in the South facing rear garden. Steeped in character and reflecting the area's rich architectural history, the cottage offers a period home with a wealth of original features. Of historic note, it is thought to date back over 250 years, although it has been considerably altered in the ensuing years. Coombe Court is situated in a fine position on the outskirts of Swanage and Langton Matravers, adjoining open country and about half a mile from the centre of the village and one and a half miles from Swanage.

The cottage is constructed of natural Purbeck stone, under a stone tiled roof. The accommodation is arranged over three floors and whilst in need of some updating, original features have been retained including an attractive Purbeck stone fireplace and beamed ceilings.

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 are strictly by appointment through the Sole Agents, **Corbens, 01929 422284**. The postcode for SATNAV is **BH19 3DP**.



The small entrance porch leads to the generously sized living room with character features including beamed ceiling, Purbeck stone fireplace and fitted woodburning stove. The kitchen is at the rear of the cottage and is fitted with a range of units with contrasting worktops and has spaces for freestanding gas cooker, washing machine and fridge/freezer. It also has a beamed ceiling. A cloakroom completes the accommodation on this level.

There are two bedrooms on the first floor and a family bathroom. Bedroom 1 is dual aspect double with fitted wardrobe and beamed ceiling. Bedroom 2 has a fitted wardrobe. The bathroom is fitted with a white suite comprising panelled bath with shower over, pedestal wash basin and WC. There is a further double bedroom on the second floor with views over the garden and countryside and a home office.

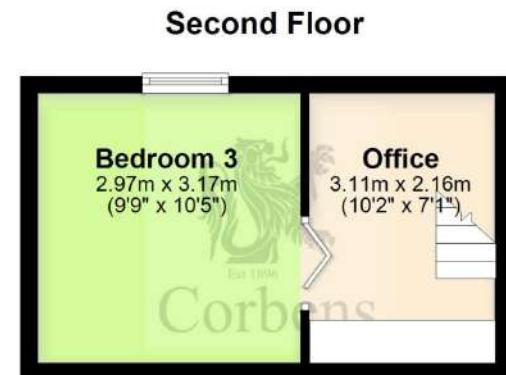
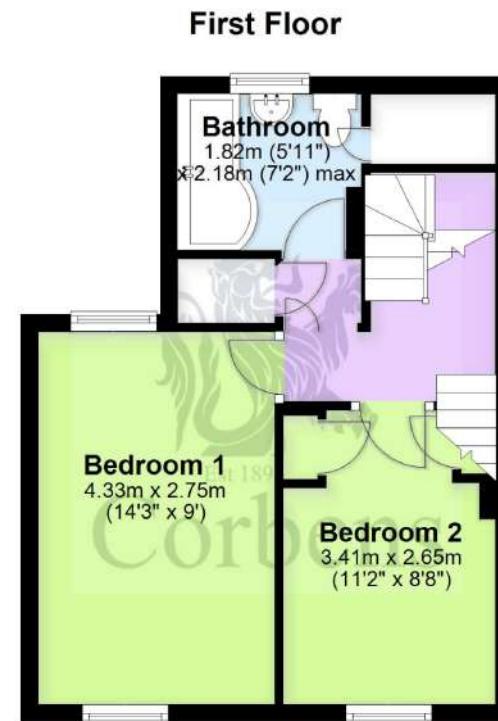
The gardens are easily maintained with paving to the front. The South facing rear garden has a raised lawned section with timber summer house and five original stone workshop/stores, two of which have electricity, one with timber deck to enjoy views over countryside to Swanage Bay and the Isle of Wight in the distance.

SERVICES

All mains services connected.

Property Ref: COO2242

Council Tax Band D - £2,689.44 for 2025/26



Total Floor Area
Approx. 78m² (839.6 sq ft)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	66
(11-20) G	79
Not energy efficient - higher running costs	



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