

*Character Guest House Fronting Main Approach Road  
into Swanage with Spacious Two Family Private  
Accommodation & Potential for Self Catering Chalet*



**RAILWAY COTTAGE**

26 VICTORIA AVENUE, SWANAGE, DORSET BH19 1AP



## LOCATION

Beach front approx. 450 yards. Swanage Steam Railway Station approx. 500 yards. Mowlem Theatre approx. 650 yards. Durlston Country Park approx. 1¼ miles. Corfe Castle within 5 miles. Poole approx. 10 miles (via chain ferry).

## FEATURES

2 family private accommodation. Fronting main approach road to Swanage Town Centre and Beach. Passing trade. Directly facing central visitors' car and coach park and King George's recreation ground. Arranged over 2 floors only. Thermostatically controlled central heating. Extensive double glazing. Room only trading pattern. Tea making facilities, flat screen televisions and fridges to letting rooms. Gardens front and rear. Off road parking. Potential for additional rooms into the roof space and self-catering chalet. Floor plans available by request.

## SUMMARY OF ACCOMMODATION

### RECEPTION HALL

With small reception area.

### Apartment 1

### INNER HALL

With tiled flooring, fire alarm control panel.

### MASTER BEDROOM

DOUBLE with splayed bay window, feature recess (formerly a letting bedroom).

### BEDROOM 2

DOUBLE with fitted mirror fronted wardrobes (formerly a letting bedroom).

### BATHROOM

With panelled bath, shower attachment over, part tiled, concealed cistern WC, tiled flooring, contemporary vanity unit, heated towel rail.

### DINING HALL

Comfortably for 6 persons with tiled flooring, fitted shelving, built in cupboard. Arch through to:

### FULLY FITTED KITCHEN

With tiled flooring, door to the side of the property, extensive range of ivory fitted wall and base units, granite work surfaces over, breakfast bar, stainless steel sink unit with jet spray, plumbing for washing machine, built in oven, 5 burner hob, extractor hood, integrated fridge freezer, Glow-worm gas fired boiler.

### LIVING ROOM

Comfortably seating 4 persons with oak flooring, television point and sliding doors to rear garden.

### Apartment 2

### MASTER BEDROOM

DOUBLE with fitted wardrobes, television point, square bay window. Arch to:

### CONSERVATORY/UTILITY ROOM

With doors to both the front and rear of the property, plumbing for washing machine and various work surfaces and storage units.

### KITCHEN

Fully fitted with range of ivory wall and base units, granite work surfaces over, space for cooking range, tiled splashbacks, inset stainless steel sink unit, Monobloc mixer, integrated fridge freezer, solid wood flooring.

### BATHROOM

With tiled floors and walls, panelled bath, shower attachment over, close coupled WC, pedestal wash hand basin.

### LOUNGE/DINING ROOM

With solid wood flooring, television point, dual aspect, seating for 4/6 persons, fireplace recess with stove effect fire, sliding doors to garden. Door to:

### Rear Lobby

With doors to garden and courtyard storage area into:

### Annexe/Chalet

With potential for conversion to a self-catering unit.

### LARGE LIVING ROOM/BEDROOM

DOUBLE with fitted window blind, fitted wardrobe.

Stairs to:

### LOFT ROOM/BEDROOM

DOUBLE with Velux window, recess wardrobe space.

Stairs from Reception Hall to LETTING BEDROOMS.

### First Floor

### Landing

With built in linen cupboard, fitted cupboard with hot water cylinder, loft

access hatch.

### BEDROOM 5

DOUBLE with **en-suite shower room**.

### BEDROOM 6

FAMILY 4 (Bunks) with **en-suite bathroom**.

### BEDROOM 7

DOUBLE with **en-suite shower room**.

### BEDROOM 8

TWIN with **en-suite bathroom**.

### BEDROOM 9

LARGE DOUBLE with bay window, **en-suite shower room**.

### Outside

To the front of the property behind a stone wall with gate from Victoria Avenue, a crazy paved path leads to a mature lawned garden with guest seating area and ornamental pond with water feature. To the rear of the property there is a walled garden with paved area, stone steps up to raised garden with astroturf lawn, concrete patio, raised flower borders. Gate to a footpath providing access to the front and rear of the property. Behind the rear garden is hard-standing car parking for 3/4 vehicles.

### TRADING & BUSINESS

Letting 5 rooms on a room only basis and closing over Christmas, we are informed that the owners trade up to the VAT threshold with strong repeat business.

### WEBSITE ADDRESS

[www.railwaycottagehotel.co.uk](http://www.railwaycottagehotel.co.uk)

### RATEABLE VALUE

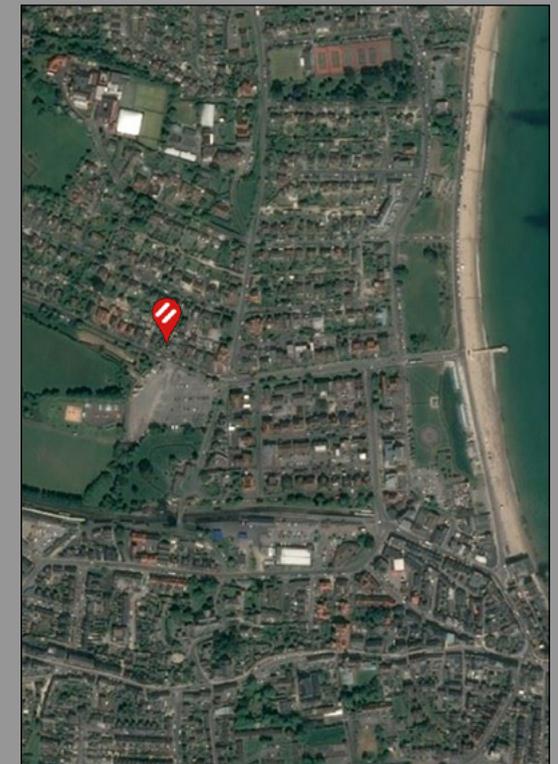
£5,200 at the Uniform Business Rate of 38.2p in the £ for 2026/27. For the year 2026/27 small businesses with a rateable value up to £12,000 will receive 100% rates relief. Council Tax Band "B". Information taken from the Valuation Office Agency website.

### TENURE

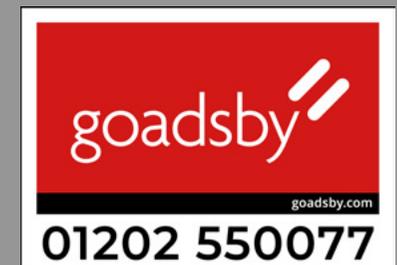
FREEHOLD.

### PRICE

£995,000 to include goodwill, furnishings, fittings and equipment as per inventory to be prepared.



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& WINCHESTER

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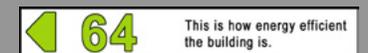
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