



Old Harry House  
Swanage Road  
STUDLAND

A stunning, contemporary Detached 4 Bedroom, 4 Storey home offering spectacular elevated and panoramic Studland Bay & Isle of Wight views with landscaped Garden and private Parking.

Guide Price £2,500,000

ALBURY  
& HALL



The property is constructed of Purbeck stone and slate and is arranged over four levels, with large windows and sliding doors on three floors giving outside balcony and terrace access, making it amazingly light and offering marvellous far reaching views. To the outside, the property offers a manicured and landscaped rear garden plus to the front there is private parking for two vehicles with car turntable.





## OLD HARRY HOUSE

One of only 4 built of its kind in 2016, Old Harry House is an impressive, luxurious and substantial Detached 4 Bedroom contemporary home, located in the sought after village of Studland in the Isle of Purbeck—offering impressive country & coastal lifestyle and views from all principal rooms, balconies and terraces. With a private, landscaped garden, spacious Driveway with turntable, plus visitor parking bay—this home is built to exacting standards for luxurious coastal living. Easy off-road walks direct to the Jurassic coastal paths and Beaches.

LUXURIOUS & IDYLIC ONE-OFF PRIMARY RESIDENCE OR ASTONISHING HOLIDAY HOME RETREAT IN THIS NOSTALGIC LOCATION BY THE BEACH



**&ALBURY  
&HALL**

IDEALLY SITUATED A FLAT WALK FROM THE AMENITIES OF THE STUDLAND VILLAGE SHOP, CHURCH, PIG ON THE BEACH OR BANKES ARMS PUB, PLUS A SHORT DRIVE FROM THE CHAIN FERRY ACROSS TO SANDBANKS.



SET IN THE HEART OF STUDLAND BAY





← CHAIN FERRY & SANDBANKS

STUDLAND BEACH & VILLAGE

OLD HARRY ROCKS—SWANAGE →



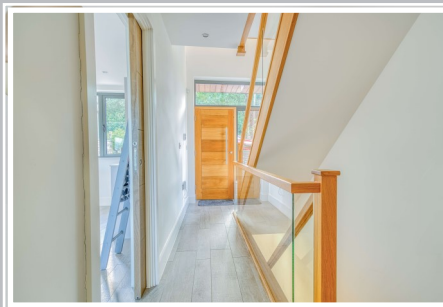


## GROUND FLOOR

**FRONT GARDEN**— The Frontage of the house is a paved driveway for private parking and benefits a Turntable, landscaped borders leading to an entrance gate with Porch to the front door— giving a modern and crisp first impression to the home.

**ENTRANCE HALL**— The Entrance Hall is bright contemporary, with light wooden floors and in natural tones, with underfloor heating flowing throughout the house and ample glazing to provide access to rooms to this floor and staircase.

**KITCHEN/DINING**— Contemporary Kitchen in light neutral tones with granite worksurfaces, fully fitted with Miele appliances to include Oven, Microwave Oven, Warming Drawer, Coffee Machine, Wine cooling unit, Fridge/Freezer, Dishwasher and ample storage units and spacious central island for bar dining. This open plan room leads through to a further Dining area plus casual Sitting Room with spectacular full height sliding doors opening on to a raised Decking area with steps to the garden, providing dual aspect open plan living and dining with views of the countryside, Studland Bay and Isle of Wight.









## FIRST FLOOR

**LIVING ROOM**—this exceptional room that covers the full length of the home, with bay window to the front plus offering fantastic and elevated views over the countryside and Bay from sliding patio doors opening onto the glazed Balcony. This room is spacious and bright, tiled in neutral tones and warm with the continuous underfloor heating plus focal modern log burning stove.

**W.C.**—a useful W.C. and sink facility to this floor is also contemporarily tiled and in neutral tones.



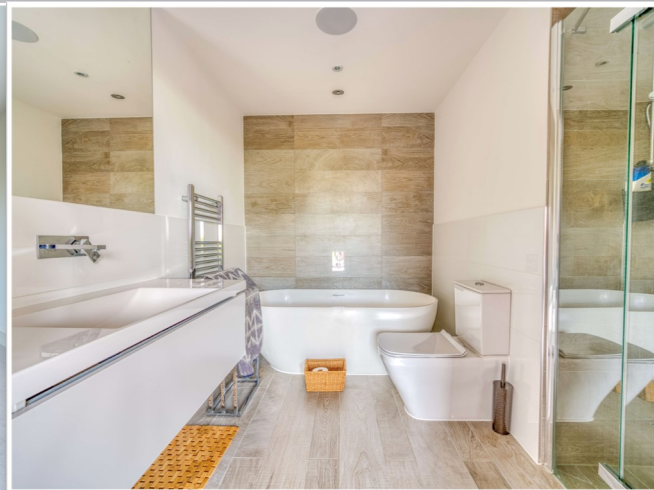


## LOWER GROUND FLOOR

**MASTER SUITE**—The impressive Master Suite is a particular spacious room, offering full height sliding doors onto the Patio and garden beyond. This suite also offers a large Dressing area with built-in bank of wardrobes with plenty of space for additional furnishings. The Ensuite wet room offers a WC., double sink with vanity, freestanding Bath, plus a large, glazed Walk-In Shower.

**BEDROOM 2**— This spacious double room is positioned to the front of the property and comprising built-in wardrobes plus Ensuite Shower room— this is fully tiled with a walk-in Shower, Sink and WC.

**UTILITY**— a purpose built Utility Room is provided with white goods.





## UPPER FLOOR

**BEDROOM 3**—The impressive double bedroom offers the most elevated and panoramic views, overlooking the gardens beyond with an infinity frame to the Purbeck hills beyond and Sea. This suite offers a double room with built-in wardrobes plus additional space for furnishings.

**BATHROOM** - offers a Bath, Walk-in Shower, WC., and Sink with vanity.

**BEDROOM 4**—a bright double room to the front of the property with built-in bank of wardrobes.



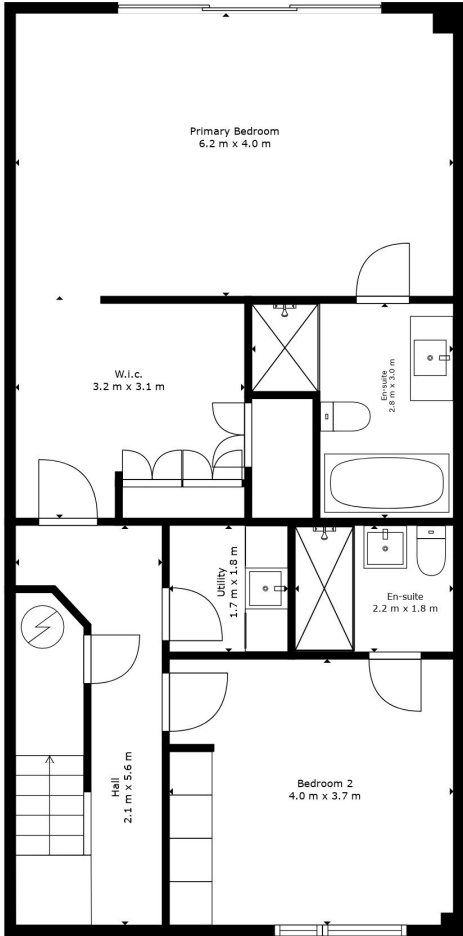




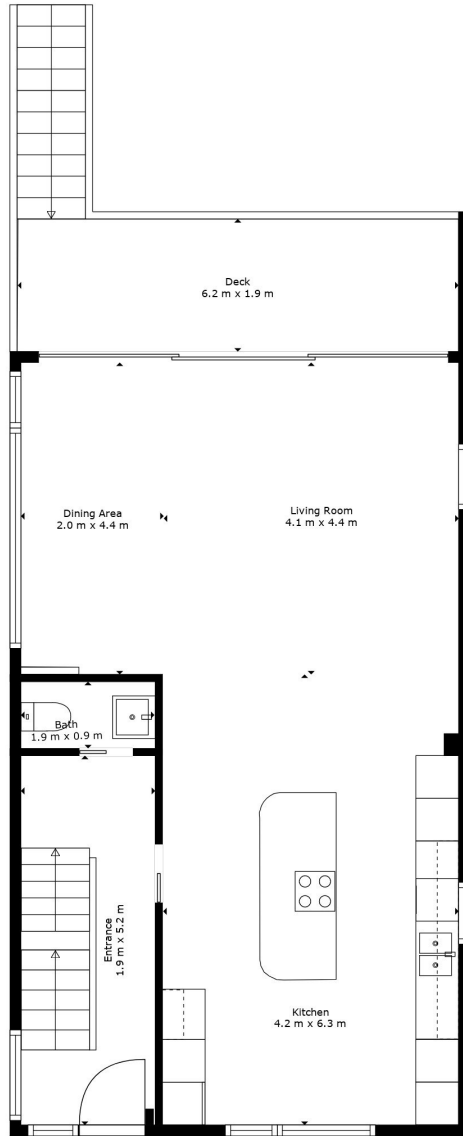
**\* LANDSCAPED GARDEN WITH PATIO \* OFF-ROAD WALKING ALONG THE COASTAL PATHS AND TOWARDS THE BEACHES**  
**\* PRIVATE PARKING WITH CAR TURNABLE (Ample space for 2 vehicles) \* ADDITIONAL VISITORS PARKING BAY**  
**\* SIDE PATH TO GARDEN \* APPROX. 16 MONTHS REMAINING BUILDING WARRANTY**



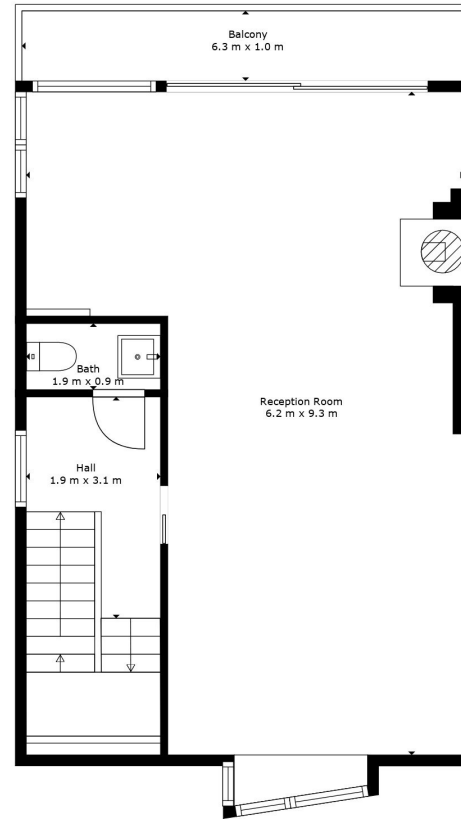




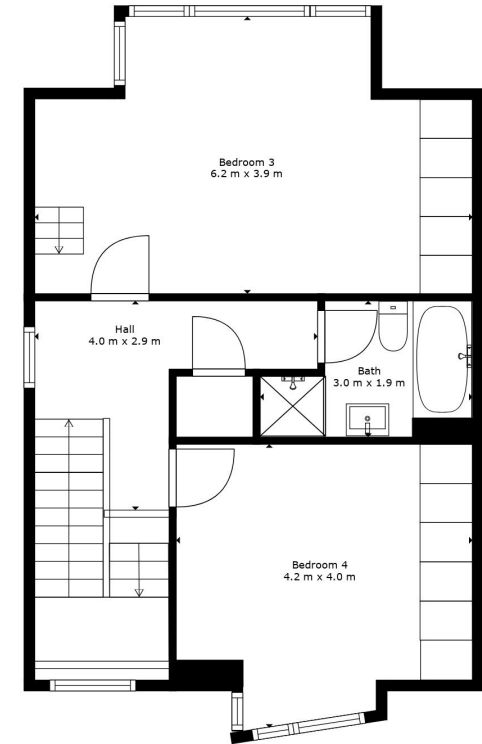
Floor 1



Floor 2



Floor 3



Floor 4

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 84   B	← 88   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**TOTAL: 256 m<sup>2</sup>**  
 FLOOR 1: 79 m<sup>2</sup>, FLOOR 2: 66 m<sup>2</sup>, FLOOR 3: 59 m<sup>2</sup>, FLOOR 4: 52 m<sup>2</sup>  
 EXCLUDED AREAS: DECK: 12 m<sup>2</sup>, BALCONY: 6 m<sup>2</sup>, LOW CEILING: 4 m<sup>2</sup>







OLD HARRY HOUSE



Viewing by appointment through sole agents:

**Albury & Hall (Swanage) Ltd. 24 Station Road, Swanage. BH19 1AF**

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