



Newton Manor House

Swanage, Dorset

Carter Jonas

Newton Manor House
170 High Street
Swanage
Dorset
BH19 2PF

**Established and profitable
holiday letting business,
specialising in large groups.**

Newton Manor House is an established holiday let located in the picturesque Dorset coastal town of Swanage, within walking distance of the beach and town centre with sea views from the upper floors.

Grade II* listed period property believed to date back to the early 1600's with accommodation over three floors and many original features including oak panelling, beamed ceilings and open fireplaces.

Sleeps up to 16 guests in 8 bedrooms and 9 bathrooms with a dining room with seating for 16.

The business specialises in large groups such as anniversaries and corporate events.

In total, extending to 0.32 acres.

For sale as a whole by private treaty.

Carter Jonas



Location

Newton Manor House is situated half a mile from Swanage town centre and less than a mile from the seafront. The property is within walking distance of both the South West Coastal Path and Swanage's local amenities. Swanage is also home to the Swanage Heritage Railway.

Swanage is at the end of the Isle of Purbeck with Poole located 6.25 miles away and the county town of Dorchester 25 miles away, offering further amenities and facilities.

The Victorian coastal town of Swanage is an ideal base to explore the Isle of Purbeck and the Dorset coastline such as Ballards Down, Old Harry's Rocks, Durlston Bay and Durlston Country Park along with the sandy beaches of Studland Bay, Poole Harbour and Brown Sea Island. The Dorset coastline, known as the Jurassic Coast, has World Heritage status.

Popular day trips include the village of Corfe with English heritage castle and its picturesque village along with Lulworth Cove due to its coastal location and geology with the picturesque Durdle Door sea arch.

Water sports including sailing, canoeing, paddle boarding and coasteering are popular along this stretch of coastline. The coastline has enhanced public access thanks to the South West Coastal Path to places such as St Aldhelms Head, the Smugglers Walk and Golden Cap. Further afield are the coastal villages and towns of West Bay, Lyme Regis and Burton Bradstock.

Seafood is popular in the area with dining at the Cabin in Swanage and the Hive Beach Café at Burton Bradstock. The Square & Compass in Swanage known for good food within the area along with the Bankes Arms Inn in Studland known for its sea views.

The Property

The Manor of Newton is believed to be from the 1600's and the house was purchased by Lewis Cockram in 1597 and has remained in the same ownership of the Cockram family until the 1830s and the Cockram coat of arms can be found above the Grade II* Listed entrance into the manor house.

The Business

Newton Manor House is an established and profitable holiday let that has been in the same ownership since 2018. The business specialises in large groups for holidays, anniversaries, special birthdays and corporate events. The property is advertised via cottages.com, Hoseasons Airbnb, Booking.com and social media on Facebook. The property is rated by Airbnb as 4.76/5. The linen and other services are currently outsourced.

There is a key safe for guests on arrival and the cleaners help with changeovers; meaning the property could be run remotely as a holiday letting investment. The property has been held as a holiday letting investment for 7 years.

Gross turnover year ending March 2023 of £125,678.88 and a gross turnover of £114,804.69 year ending March 2024. The business was closed in March 2024 for refurbishment and maintenance. The business is not VAT registered. Trading information can be provided to bona fide purchasers.

The business has further potential and the addition of a hot tub would increase the turnover of the business and extend the holiday letting season.



The property is currently run remotely with a well-established staffing team which includes maintenance, gardening and collection and delivery of the laundry, which is owned, and was replaced 12 months ago, including the towels.

The staff deal with any day-to-day issues on site.

There are future bookings going forward into 2026.

Newton Manor House

Stone entrance porch giving access via a wooden glazed door. Hall with oak panelling, beamed ceilings and wooden flooring with stairs to first floor accommodation.

Sitting room accessed from the hallway with wooden panelling, beamed ceiling and stone open fireplace with wooden surround. Window to front overlooking the gardens. Wooden folding doors leading through into the dining room with seating for 16 guests with picture windows to rear and open fireplace with wooden surround. Wooden flooring.

Snug accessed from the hall with open marble fireplace. Window overlooking the gardens. The kitchen is accessed from the hallway, fitted in a shaker style with a range of wall and base units with stone worktops. Matching island used as a breakfast bar. Window to front overlooking the gardens.

The playroom to the rear gives access to the courtyard. The games room, with a pool table, has recently been refurbished and also acts as a utility room with plumbing for a washing machine and dishwasher. On the ground floor there is an additional shower room accessed from the games room.

The period property has eight bedrooms, four located on the first floor. Bedroom 1 is dual aspect with windows overlooking the gardens and has an open marble fireplace, fitted wardrobes and an en-suite bathroom.

Bedroom 2 has a marble fireplace and window to front overlooking the gardens.

Bedrooms 3 and 4 have en-suite shower rooms. There is an additional showroom at the end of the landing used by bedroom 2.

There are three further bedrooms on the second floor. Bedroom 5 has views over the town towards Swanage Bay and has an en-suite shower room.

Bedroom 6 also has views over the town and to Studland Bay and has an en-suite bathroom. Bedroom 7 has an en-suite shower room and window to side.

At third floor level is bedroom 8 which has beamed ceilings and limited eaves height in part. En-suite shower room with views over the Purbeck Hills.







Floor plan

Newton Manor House

Approximate gross internal area:
4252 sq ft (395 sq m)



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Outside

The property is set in gardens and grounds to the front and is approached via a gravel driveway. To the front of Newton Manor House are the formal gardens, mostly laid to lawn, with mature shrubs, trees and flower borders. Parking area with parking for approximately 6 vehicles. At the rear of the property is a walled courtyard accessed via the playroom.

To the front of the property is a patio area with seating for guests and barbeque which is easily accessible from the kitchen for outside eating and entertainment.



Method of Sale

The property is offered for sale by private treaty inclusive of trade inventory to include furnishings, equipment, fixtures and fittings in relation to the business, excluding any personal items.

Tenure & Possession

The freehold interest is offered for sale with vacant possession available on completion.

Listing Status

Listed building Grade II*. Listing Entry No: 1119898.

Services

The property is serviced by mains electricity, gas, water and drainage. The manor house has gas fired central heating via a boiler.

EPC Rating

EPC rating of E.

Council Tax

Band G

Rateable Value

According to the Valuation Office, the premises has a rateable value of Interested parties are advised to make their own enquiries.

Local Authority

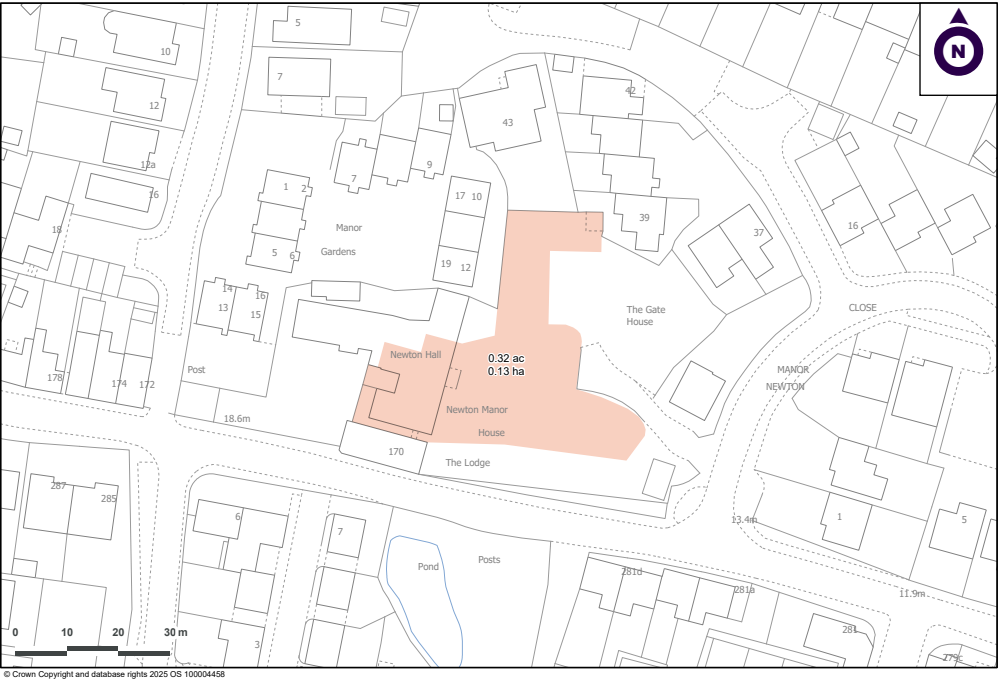
Dorset Council
www.dorsetcouncil.gov.uk

Viewings

Strictly by appointment with agents
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