



We are delighted to offer a unique opportunity to acquire one of the finest homes in Swanage.

Dan-y-Coed is a stunning, contemporary design incorporating the highest level of luxury and opulence in an Art Deco style.

Situated in a private position with panoramic views across the bay, this eco-property has 5 bedrooms, 3 bathrooms and extensive living accommodation and must be seen to be appreciated.







The “upside down” nature of the property is designed to bring unity to the inside, and outside, of the property, with all principal rooms having direct access to the pool terrace and gardens.

One enters the impressive reception hall which leads initially to the cinema room (with Dolby Atmos home cinema surround sound), and then continues to bedrooms 2, 3, an impressive bathroom and bedroom 4 with its en-suite shower room. Sliding patio doors lead from each bedroom to the patio, pool terrace and superb gardens.

Additionally, the ground floor offers a large boot room with garden access and a walk-in storeroom.

Returning to the reception hall, the full-height feature oak and glass staircase rises to the large, airy landing which leads naturally to the superb principal living area. Triple sliding doors flood the space with natural light and offer spectacular views across the bay and beyond.

The room naturally divides into the stunning kitchen area with integrated appliances, Corian work surfaces and an island unit with a breakfast bar; a separate utility room leads from the kitchen.

The dining area then leads to the comfortable living area, perfect for relaxing after a day in the pool or tucking up in front of the contemporary gas fire on a chilly winter evening.

The superb balcony, designed to evoke the deck of a ship, stretches across the rear of the property and is the perfect place for al fresco dining or simply to relish the beauty of Swanage Bay as the sun sets in the west; a spiral staircase descends to the pool terrace and gardens.

Returning to the landing, the sun room has a natural outlook over the surrounding front gardens and is seemingly sunny all day.

The beautiful master bedroom suite features extensive built-in storage, a full-width Juliette balcony (embracing the stunning views) and a door to the main balcony. A fabulous adjoining bathroom completes the suite, then last, but not least, is bedroom 5/the office.

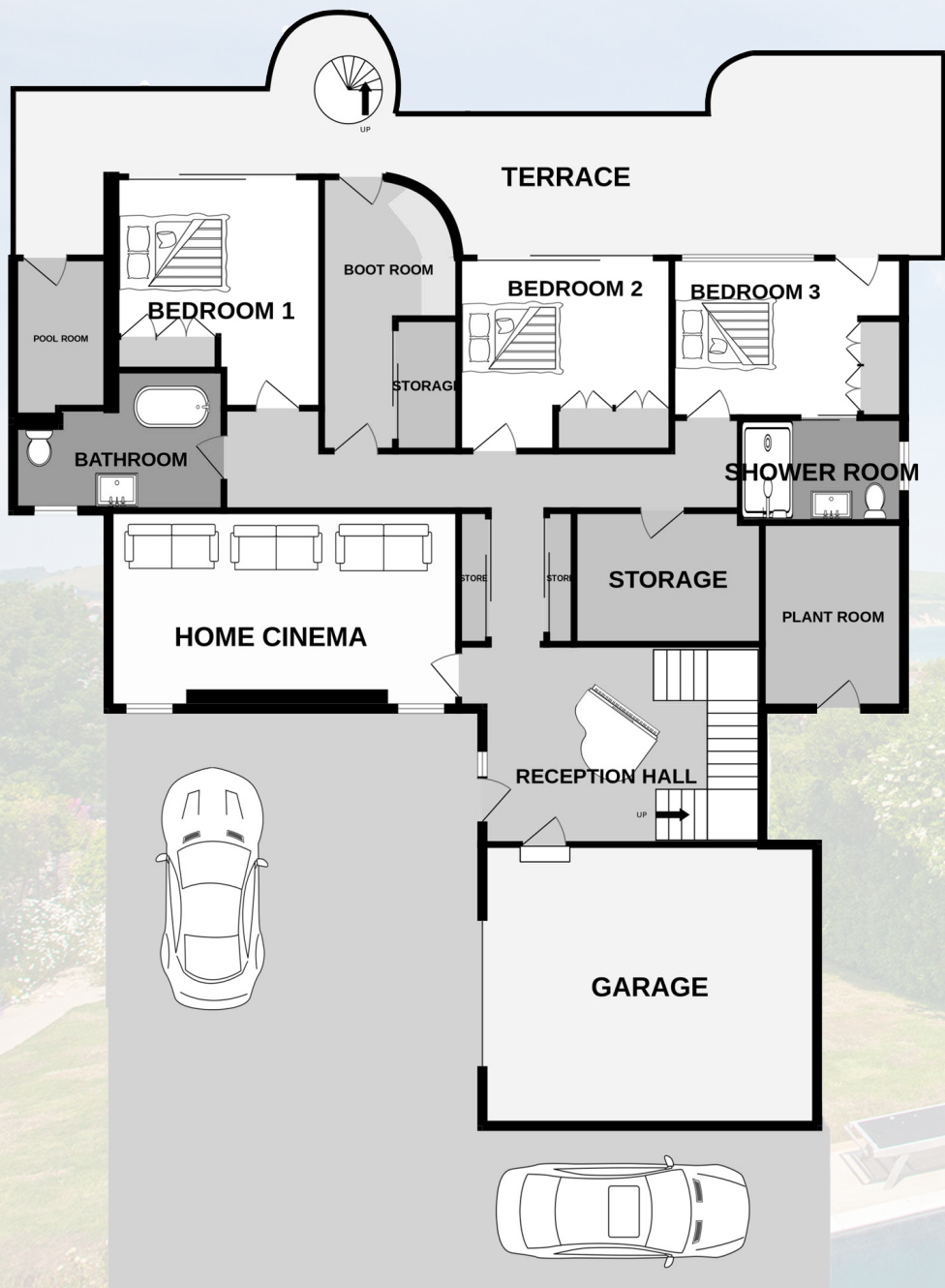
Dan-y-Coed benefits from the best of modern technology with a Control 4 system allowing remote access to all functions such as the alarm, heating and lighting. The EPC A/B rating reflects the design of the house, and gardens, and, with triple glazing, underfloor heating (via ground source heat pump with ventilation system) and solar panels, this truly is an eco-friendly home.

Externally, the superb swimming pool and extensive landscaped gardens benefit from a full irrigation system, using harvested rainwater, and a full lighting system.

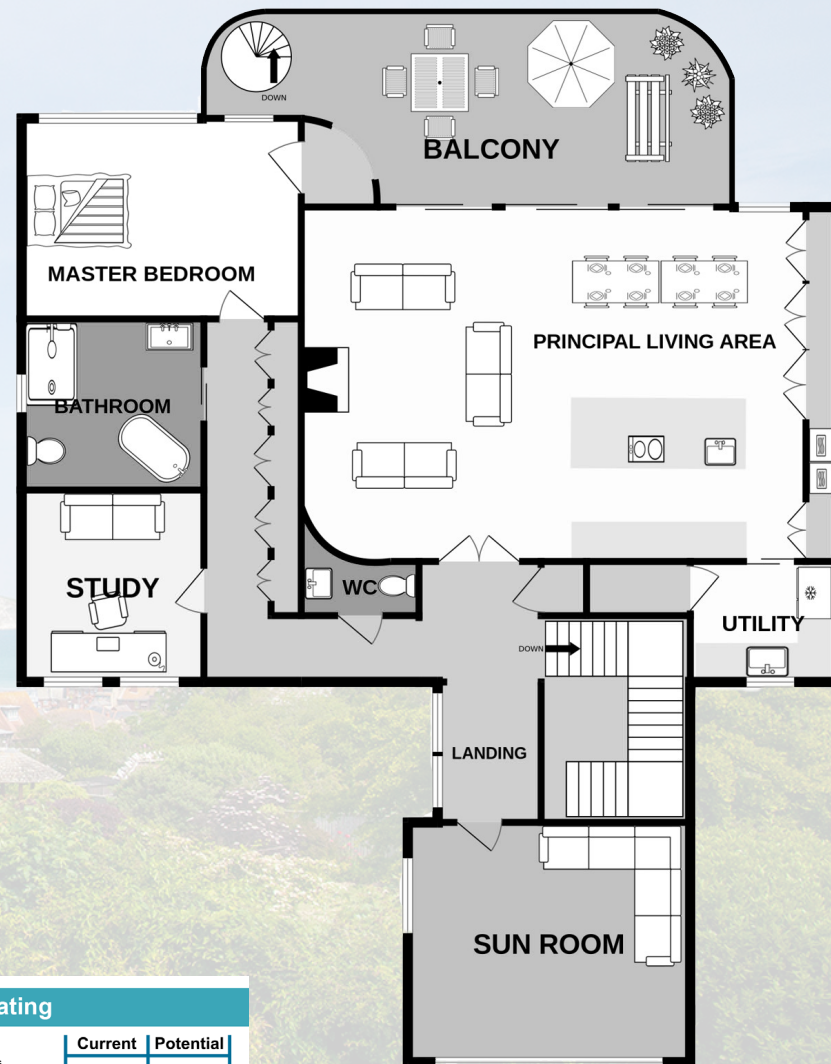
The double garage and parking for numerous vehicles complete this brief guide to a unique and timeless property.

£ Price On Application.

Ground Floor
2290 sq.ft (212.8sq.m) approx.



1st Floor
1914 sq.ft (177.8sq.m) approx.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		92	93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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