

THE MODERN HOUSE



Swanage, Dorset
Sold

Ballard Estate

This beautifully light, timber-framed house can be found on the clifftop Ballard Estate, minutes away from the beaches and dramatic coastal paths of Studland, and the UNESCO World Heritage Jurassic Coastline. Internal living space spans 1,520 sq ft across a single storey, which has been recently renovated with immaculate attention to detail. The interior is an exercise in soft, warm colours and tactile materials, and has an easy, open-plan layout to optimize the exceptional coastal light. It has private south-facing gardens and a secluded terrace positioned on either side.

The Tour

A gateway leads through to the secluded garden and primary entrance, where a raised, decked terrace spans the perimeter and a glazed porchway provides space for coats and shoes. A private driveway at the front of the house has off-street parking for two vehicles.

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Upon entering the house, the excellent quality of natural light is immediately apparent, with sunlight streaming through the open-plan living space. The living area is positioned at one end, with a log-burning stove set upon a white-brick hearth providing a natural focal point. A dining area currently lies opposite, but the space offers great flexibility in its layout. Soft, light colouring creates a calm aesthetic, enhanced by panelled ceilings and a wall of shuttered glazing that frames views of the garden.

The modern kitchen has views out to Ballard Downs and has been thoughtfully designed for the practicalities of daily life, with appliances and laundry facilities tucked neatly into custom-built cabinetry and a long beech worktop providing generous cooking and preparation space.

There are three beautifully proportioned bedrooms, each with a good provision of storage set into vaulted ceilings, and the main with an en suite shower room, alongside the family bathroom. The studio or home workspace occupies one half of the former garage; another fantastically light room that would easily befit a fourth bedroom. This is accessed via a wide corridor, providing an additional useful storage area.

Outside Space

A door leads from the kitchen to the decked terrace, where a custom-built dining area provides the perfect corner for alfresco suppers or an evening sundowner, with the sea just visible along the horizon.

The garden on the opposite side of the house is primarily laid to lawn, bordered by a line of tall bamboo screening one side that provides privacy. A simple outdoor kitchen is discreetly positioned at one end, with a wood-fired pizza oven and gas barbeque. A pink magnolia and several cherry trees burst into life in the spring.

The Area

The Ballard Estate was built in 1917 and forms a unique collection of single-storey houses on the cliff edge. The estate has its own chine, with exceptional views over Swanage Bay towards Peveril Point, the Isle of Wight and Ballard Downs. A flight of steps leads directly down to the beach at Shep's Hollow.

The Jurassic Coast is a hugely diverse and beautiful landscape, underpinned by incredible geology of global importance. In 2001 it was inscribed as a UNESCO World Heritage Site for the outstanding value of its rocks, fossils and landforms. It remains England's only natural World Heritage Site. The Jurassic Coast begins at Orcombe Point in Exmouth, Devon, and continues for 95 miles to Old Harry Rocks, near Swanage, Dorset.

There is a local shop and newsagents a few minutes' walk from the house and a broader selection of amenities in Swanage town centre, which is easily reached by foot along the seafront in around 20 minutes.

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Service Charge: £350 per annum (inclusive of maintenance of the shared services and access areas belonging to the Ballard Estate)



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.