



HILL VIEW COTTAGE, 49 WEST STREET, CORFE CASTLE
£535,000

This charming Grade II Listed cottage, thought to date back to the 18th Century, is situated in a sought after location in West Street, within a quarter of a mile from the Village Square and Castle Ruins. Hill View Cottage has been extensively renovated throughout by the current owners in recent years, retaining a wealth of character, yet offering a delightful easy living style. The building is of natural Purbeck stone construction under a thatched roof with a flat roof to the rear extension. The thatch roof has recently been inspected and a suitable dressing of thatch has been added. Of particular note, the cottage has been successfully holiday let by the current owners and has 5* Air BnB reviews. Gross income averages £24,000pa over the last 3 years.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline. Kimmeridge Bay, the stunning Lulworth Cove and a wealth of dramatic coastal walks are nearby.

Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH20 5HA**.



Hill View Cottage is an attractive period residence with characterful accommodation. The spacious living/dining room features a large inglenook stone fireplace and has dual aspects filling the room with natural light. The first floor accommodation is accessed from this room. Leading off, the kitchen/dining room is fitted with a range of cottage style units, stainless steel sink and integrated electric oven and gas hob. Beyond, is a small utility room and at the rear the shower room completes the downstairs accommodation.

On the first floor there are two bedrooms. The master bedroom has twin windows and beamed ceilings. Bedroom 2 overlooks the garden. A separate cloakroom serves the accommodation on this level.

The attractive garden is situated to the rear of the cottage and has views of the Castle. It provides a private and secluded space screened by a mix of Purbeck stone walling/fencing and has a Purbeck stone paved terrace creating the perfect entertaining space. The remainder is lawned with flower and shrub borders. NB An extra area of garden beyond the rear fence is available, if required.

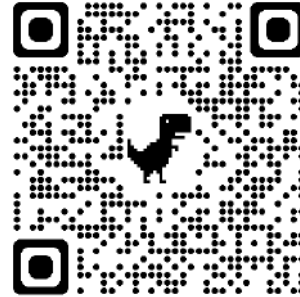
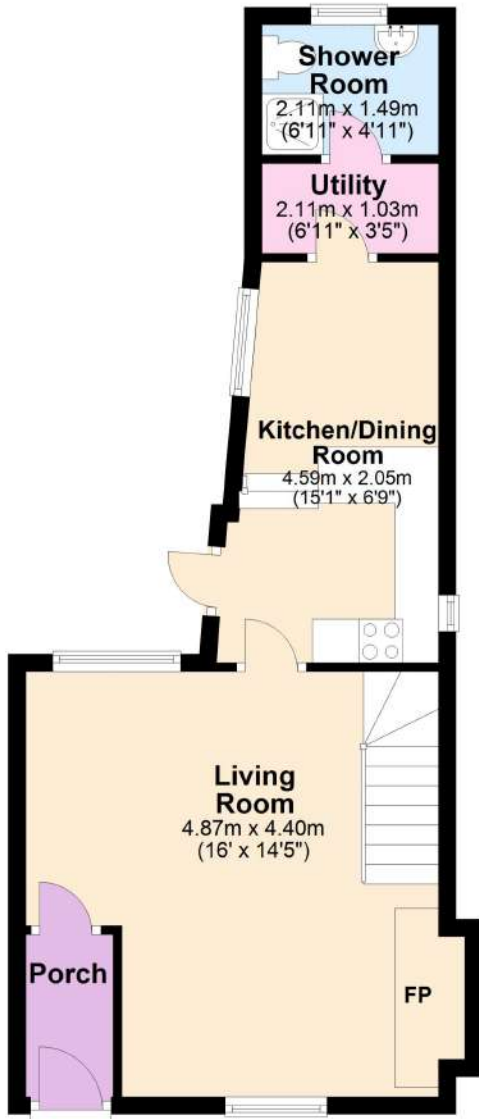
The owners of Hill View Cottage currently rent a parking space in a nearby car park for £695 per annum, which may be transferrable to the purchaser.

Rateable Value £2,600 current rates payable £1,297.40

Property Ref: COR1497



Ground Floor



Scan to View Video Tour

Energy Efficiency Rating

Very energy efficient - lower running costs

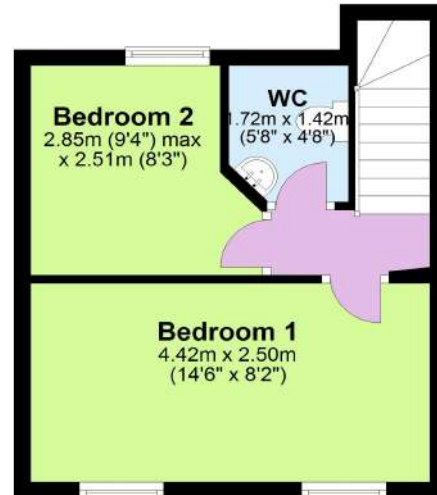
Band	Current	Potential
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)	62	70
E (39-54)		
F (21-38)		
G (1-20)		

Not energy efficient - higher running costs



Village Square and Castle Ruins

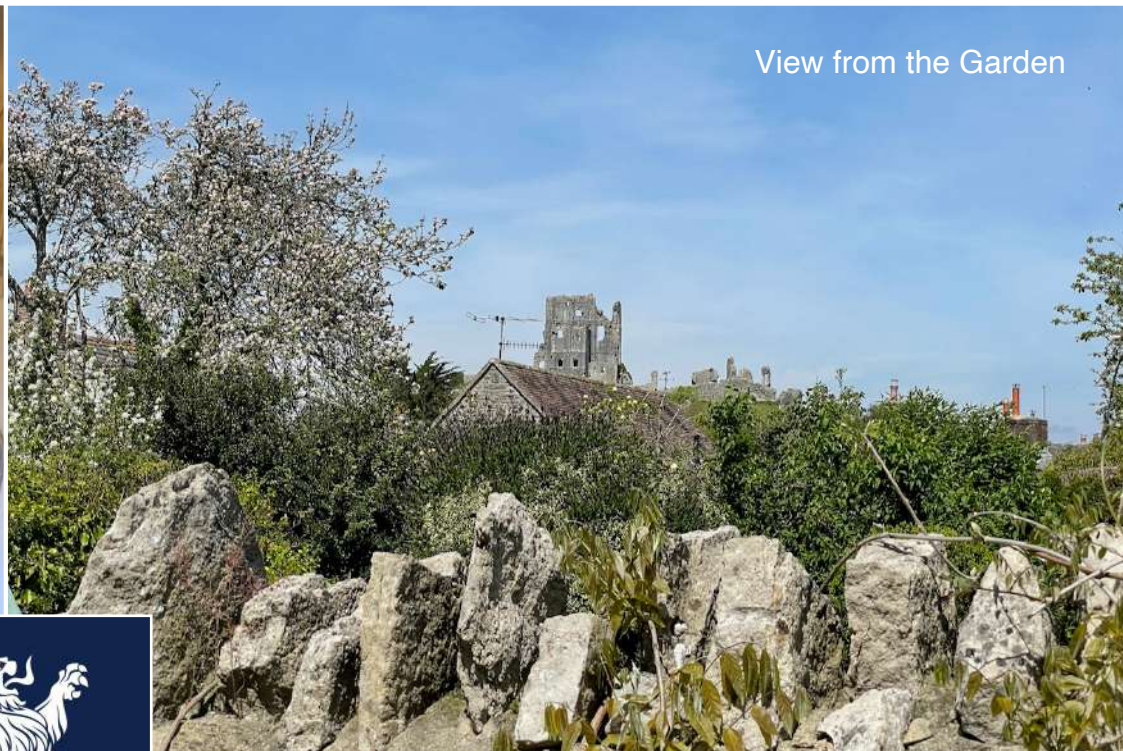
First Floor



Total Floor Area Approx. 60m² (646sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.



View from the Garden



Hill View Cottage, 47 West Street, Corfe Castle, Dorset, BH20 5HA



