



CHURCH FARM, CHURCH KNOWLE
GUIDE PRICE £1,500,000

Church Farm is an outstanding Grade II Listed period Purbeck stone residence situated within the heart of the popular and picturesque village of Church Knowle opposite the Church. Standing in extensive grounds of approximately 0.8 acres, the superbly landscaped gardens adjoin open countryside at the rear and enjoys glorious uninterrupted views of the surrounding landscape.

Steeped in character and reflecting the area's rich architectural history, this fine stone built former farmhouse is thought to date back to the mid-1600s. At that time it was two cottages and subsequently substantially extended complementing the original dwelling and converted to form one residence.

It has undergone a meticulous and sympathetic renovation in recent years resulting in an exceptional residence with a wealth of charm and original features uniting the peace and tranquility of the countryside with the demands of modern living. The interior has a feeling of contemporary warmth creating a graceful, relaxed home offering an easy living style with a particular focus on natural light.

Original features including an inglenook fireplace with wood burning stove, flagstone floor, exposed original timbers blend well together with more contemporary additions such as a superb large family kitchen and dining space with vaulted ceiling and well-appointed bathrooms, hand crafted doors and windows all to suit the demands of modern living.



The extensive accommodation on the ground floor comprises a spacious living room and sitting room, both rooms are dual aspect with feature fireplaces and fitted woodburning stoves and are situated at the front of the property. At the rear the kitchen is superbly appointed with an extensive range of cream units, granite worktops, Aga cooker and integrated appliances. The dining room has double casement doors to the garden and terrace. Leading off, the fitted utility room has a walk-in store and door to the garden. A snug/bedroom 4, home office and shower room complete the accommodation on this level.

On the first floor, Bedroom 1 is exceptionally spacious with luxury en-suite bathroom, fitted wardrobes and views of the garden. Bedroom 2 is also a generous double with fitted wardrobes. Bedroom 3 is a small double at the front of the property and enjoys views of the Church. A luxury wet room serves Bedrooms 2 and 3.

The delightful gardens are located to the South of the property and amount to approximately 0.8 acres. The gardens have been designed to provide colour and interest throughout the year and the old stone wall in the former farmyard provides a south facing courtyard with a wealth of old period character blending with an Italian style centred around a fine Olive tree.

There is a large paved terrace which leads to a formal section with generously stocked mature flower and shrub borders, a separate decked covered barbecue area to enjoy sunshine at all times of the day, lawns, fruit trees, vegetable plot and orchard, together with several stores and workshop. The driveway is to the east of the house where there is an oak framed, open fronted double garage and ample parking for several vehicles.

All viewings must be accompanied and are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode for SATNAV **BH20 5NG**.

SERVICES

Mains water, drainage and electricity. Oil fired central heating.

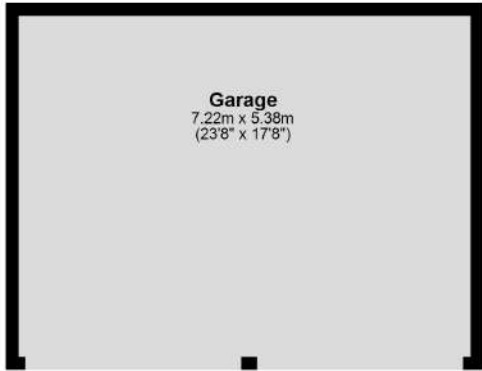
Council Tax Band F

Property Reference: CHU1543





Ground Floor

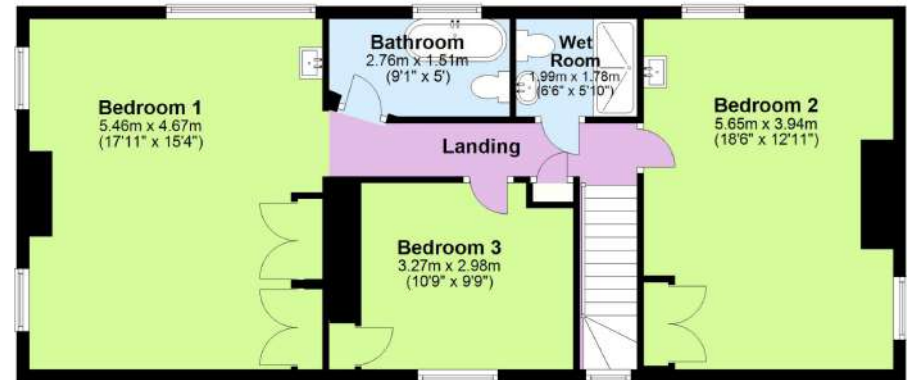


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	53	
(1-20)	G		
Not energy efficient - higher running costs			
			76

Total Floor Area - Approx. 226m² (2,432.6 sq ft)

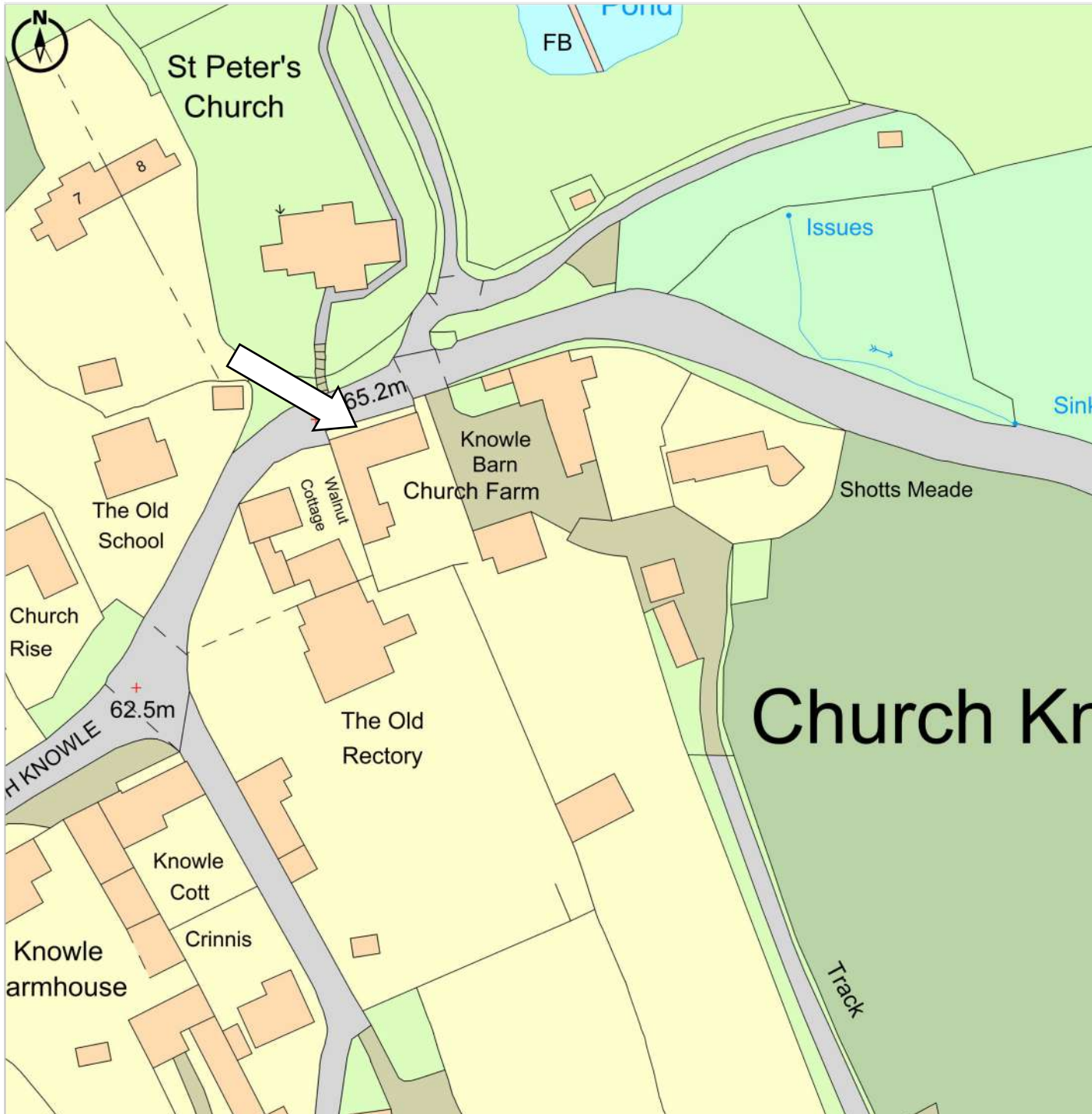
First Floor



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.





SITUATION & AMENITIES

Church Knowle is situated in the heart of the Isle of Purbeck and lies in a valley approximately 1 mile from the historic village of Corfe Castle.

The village of Church Knowle is served by a 13th Century Church and a public house. Nearby Corfe Castle has a general store, post office, bakery, hotel, several public houses and eateries.

Much of the surrounding area is designated as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline. There are a wealth of dramatic coastal walks nearby, with Kimmeridge Bay and the stunning Lulworth Cove only a few miles away. Parts of Church Knowle date back Centuries with many buildings of historic interest, alongside modern additions which have been sensitively integrated into the village. Worbarrow Bay and the lost village of Tyneham are about 5 miles distant and the market town of Wareham is about 3 miles away and has a main line rail link to London Waterloo, approx 2.5 hours



There are numerous sporting and recreational activities in the area including Kimmeridge Bay which is known as the safest snorkelling site in Dorset, sailing, power boating, water skiing and other water sports and excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast.



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