



**JASMINE COTTAGE, 26-28 WEST STREET, CORFE CASTLE  
GUIDE £850,000**

Jasmine Cottage is an outstanding Grade II Listed period Purbeck stone residence, thought to date back to the 18<sup>th</sup> Century, and is situated in a sought after location in West Street, approximately 200 metres from the Village Square and Castle Ruins.

Steeped in character and reflecting the area's rich architectural history, Jasmine Cottage is an exceptional home with a wealth of charm and original features, whilst offering a graceful, relaxed home with an easy living style to suit the demands of modern living. Of historic interest is the side access through the drum way under a flat arch, combined with period features including beamed ceilings, exposed stone walling, Purbeck stone fireplaces, all of which blend well with the contemporary additions of high quality kitchen and bathroom suites and hand crafted doors. The secluded gardens are at the rear and adjoin National Trust land.

The delightful gardens are at the rear of the cottage and face West. It provides a private and secluded space bound by a mix of stone walling/fencing, attractively landscaped with mature shrubs and trees, lawn and paved terrace creating the perfect entertaining space. A small store houses the gas fired central heating boiler. There is a detached outbuilding with works that commenced to redevelop into a self-contained studio.



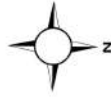
The accommodation on the ground floor comprises a spacious living room with through dining room. Both rooms have feature Purbeck stone fireplaces and the living room is dual aspect with double doors to the garden and terrace, harmoniously blending the indoor/outdoor living space. A short flight of steps from the dining room lead to the kitchen, which is at the front of the property. This is superbly appointed with an extensive range of cream units, wooden worktops, twin Butler style sinks, integrated fridge/freezer, Range cooker with double oven, island unit with cupboards under, large Purbeck stone fireplace, stone tiled floor.

On the first floor, Bedroom 1 has a luxury en-suite bathroom with freestanding roll top bath and large shower cubicle. Bedroom 2 is dual aspect and has built-in cupboards. Bedroom 3 has a recessed wardrobe. They are served by a family bathroom, which completes the accommodation.

The current owners rent a parking space in the West Street car park from the village Parish Council. This may be transferrable to a purchaser but cannot be guaranteed.

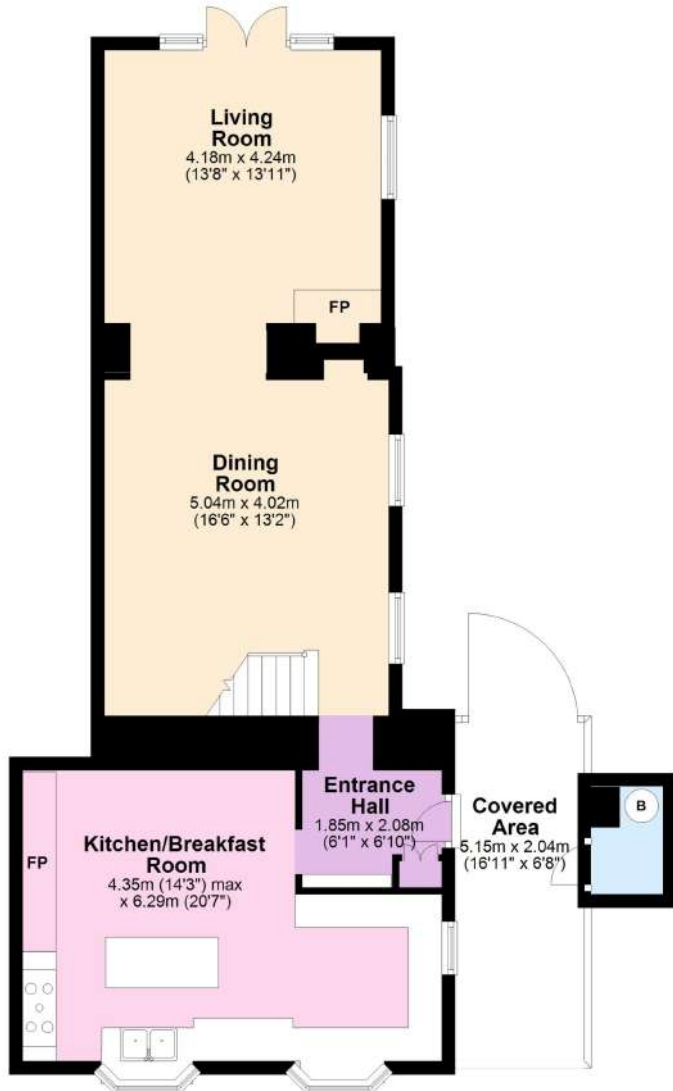
Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH20 5HD**.



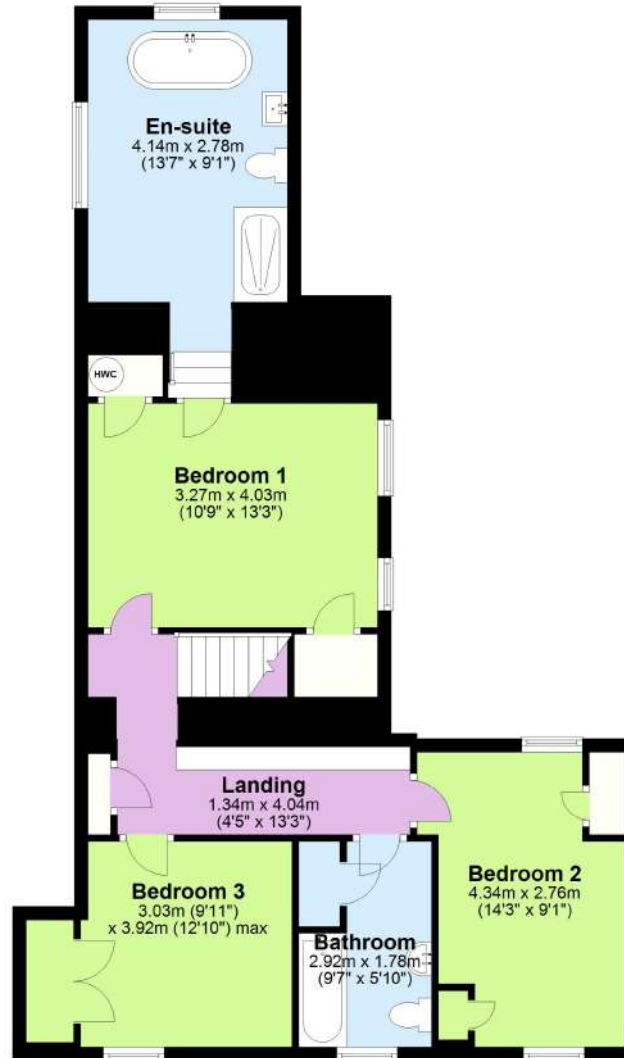


Total Floor Area  
Approx. 128m<sup>2</sup> (1,808 sq ft)

Ground Floor



First Floor



Rateable Value £4,300 current rates payable £2,145.70

Property Reference COR1769

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.









## Jasmine Cottage, 26-28 West Street, Corfe Castle, Dorset, BH20 5HD

### SITUATION & AMENITIES

Jasmine Cottage is superbly positioned in the sought location of West Street, Corfe Castle, approximately 200 metres from the Village Square and Castle Ruins

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck. The village is extremely popular and is well served with historic inns, two hotels, numerous guest houses, tea rooms, village shop, doctors surgery, primary school and the steam heritage railway which runs from Corfe to Swanage and is now running a diesel service from Swanage through Corfe to Wareham.

Corfe Castle 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.



There are numerous sporting and recreational activities in the area. Walkers and cyclists can enjoy the South West Coast Path, taking in the UNESCO World Heritage site of the Jurassic Coast. There are excellent golf courses at The Isle of Purbeck Golf Club and Wareham Golf Club. There are also numerous opportunities for sailing, power-boating, water skiing and various other water sports.

