



TAPPERS BARN, TABBIT'S HILL LANE, HARMANS CROSS
£725,000

This substantial detached cottage is well situated in a fine rural position on the northern outskirts of the village of Harmans Cross and some 300 metres from the centre of the village. It is thought to have been constructed at the end of the 20th Century although altered and extended in more recent years. It has external walls of natural Purbeck stone, under a pitched roof covered with plain tiles.

“Tappers Barn” has undergone renovation in recent years, offering immaculately presented accommodation throughout, the property has the considerable advantage of a large garden and adjoins fields and countryside at the rear. The exterior reflects the area’s rich architectural history and subtly blends into the surrounding natural landscape whilst the interior has a feeling of contemporary warmth.

The village of Harmans Cross lies in the heart of the Isle of Purbeck, some 2.5 miles from the seaside resort of Swanage and a similar distance from the historic village of Corfe Castle. It has a large modern village hall and the popular railway station serving Corfe Castle to Swanage all year round. Beaches at Studland and Swanage and the market town of Wareham are some 8 miles distant, the latter having mainline train service to London Waterloo. Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

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



You are welcomed to “Tappers Barn” by the exceptionally spacious dual aspect kitchen/dining room, which is the perfect entertaining space in this family home. The kitchen area is fitted with an extensive range of cream units, contrasting hardwood worktops, matching breakfast bar and integrated electric hob, oven and double doors opening to the patio area and large rear garden. The living room has a feature Purbeck stone fireplace with wood burning stove and beamed ceilings. Bedroom 2 is a double on the ground floor, the wet room/utility completes the accommodation on this level.

Converted from the former garage, a modern self-contained double bedroom with shower room is currently used for AirBnB purposes.

On the first floor, the master bedroom is particularly spacious with beamed ceilings and has the advantage of a large en-suite bathroom.

Outside, the front gravel driveway provides off-road parking for two vehicles. At the rear, the large garden has been attractively landscaped, with lawned area, flower and shrub borders and a stone paved patio providing seating and outdoor dining area which will enjoy the afternoon sun.

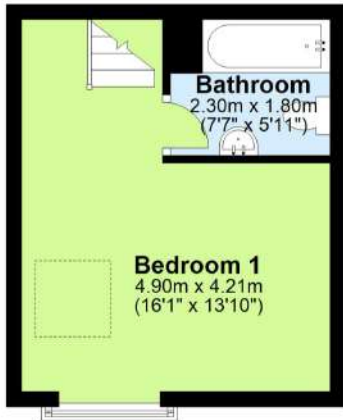
Services Mains water and electricity, oil central heating and septic tank drainage.

Total Habitable Floor Area Approx. 78m² (839 sq ft)

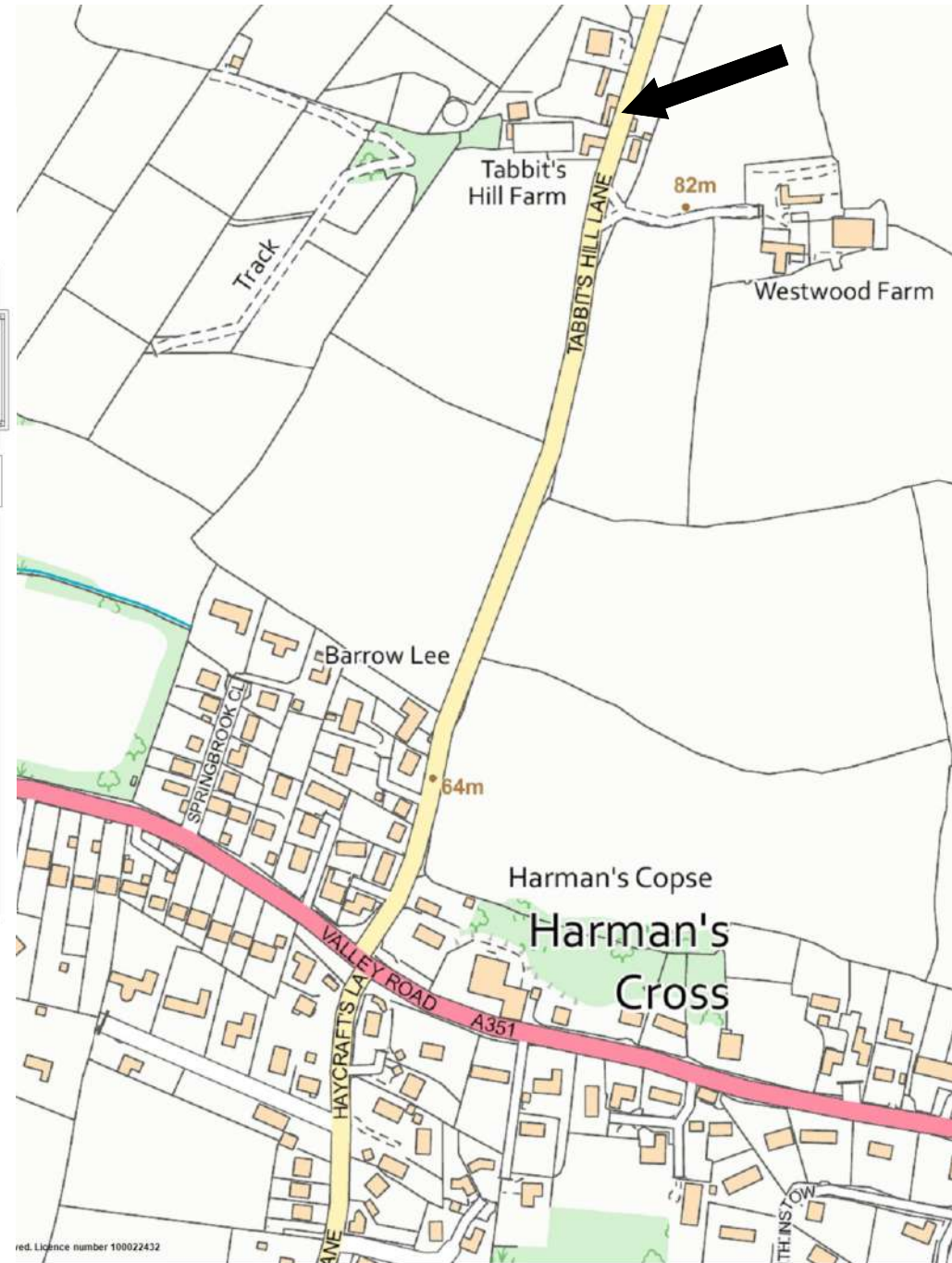
Ground Floor



First Floor



Scan to view Video Tour



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.

