



112 EAST STREET, CORFE CASTLE
GUIDE £400,000 FREEHOLD

This charming Grade II Listed terraced cottage, thought to date back to the 18th Century, is situated within easy reach of the Village Square and Castle Ruins.

Character features include beamed ceilings to the principal rooms, Purbeck stone fireplaces, one with fitted wood burning stove and it has a good sized Southwest facing rear garden with access/right of way to Corfe Common. The building is of natural Purbeck stone construction under a stone tiled roof.

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.

Important Note: There will be a National Trust covenant over the property which will look to restrict any additional development. Full details upon request.

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



As you enter the cottage, the small entrance hall leads directly to the spacious living room which has a Purbeck stone fireplace and staircase to the first floor. This fireplace is currently not in use. Leading off, the dining room has a Purbeck stone fireplace with wood burning stove. Both rooms are at the front of the cottage. At the rear, there is a small hall which gives access to the rear garden. The kitchen is fitted with a range of modern units, contrasting worktops and space for freestanding electric oven. The shower room suite comprises a walk-in shower, pedestal wash basin and WC.

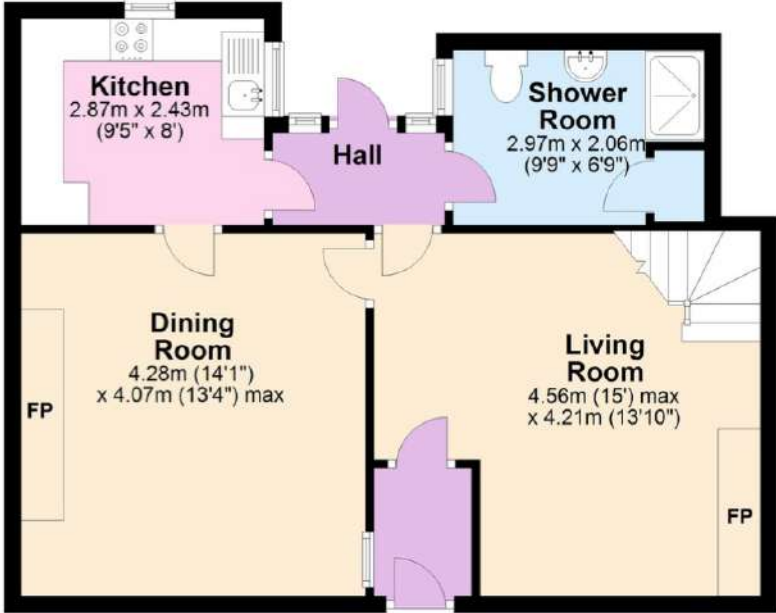
There are two bedrooms on the first floor. Bedroom 1 is a generous sized double and has the advantage of a skylight window to enjoy views of Corfe Common and Bedroom 2 is a small double.

The Southwest facing rear garden has good views of the Common. It is a private and secluded space bound by a mix of mature trees and fencing and is mostly laid to grass with stone paving, gravelled areas and there is a stone store. A gate leads directly on to Corfe Common and paths to the village. There is no allocated parking, however, to the front of the property there are un-designated off-road parking spaces.

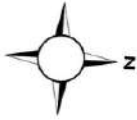
All mains services connected.

Ground Floor

Store
1.88m x 1.51m
(6'2" x 4'11")



First Floor



Scan to View
Video Tour



Village Square
and Castle Ruins

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		
(1-20)	G		
Not energy efficient - higher running costs			
		60	86

Total Floor Area Approx.
94m² (1,011.8sq ft)

Property Ref: COR2029
Council Tax 2024/25 £2,461.96pa Band D



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.

