



**TILIA HOUSE, 115 EAST STREET, CORFE CASTLE**  
**£1,200,000 Freehold**

This substantial detached family home occupies a slightly elevated position on the south-eastern outskirts of the historic village of Corfe Castle approximately three quarters of a mile from the picturesque village square and the iconic Castle ruins. It is thought to have been built during the 1930s although extended and remodelled in more recent times and is of traditional cavity construction with external elevations of natural Purbeck stone to the front and side, the remainder being cement rendered, under a tiled roof.

Tilia House commands good views of the surrounding open country to the Castle Ruins, Purbeck Hills and St. James Church, Kingston in the distance. It also has the considerable advantage of spacious and versatile living accommodation, large enclosed garden, an attached garage and parking for 3-4 vehicles. The self-contained one bedroom annex offers excellent flexibility - ideal as guest accommodation, a holiday let, or multi-generational living.

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 mile 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 is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast.

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



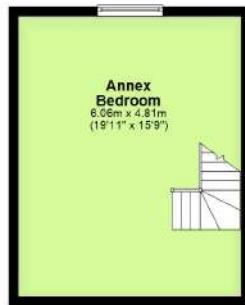
The attractive porch and hall welcomes you to Tilia House. At the front of the property there are two spacious dual aspect reception rooms, each with attractive fireplaces and wood-burning stoves, perfect for entertaining or relaxing. The generous dining room has double doors opening to the stylish garden room with high vaulted ceiling, exposed stone walling and two sets of doors opening to the paved patio and garden. The sleek kitchen features an extensive range wooden units, contrasting worktops, matching breakfast bar, and integrated electric double oven and ceramic hob, creating an attractive and practical space for everyday living and family meals. There is also a utility and a WC on this level.

On the first floor there are four double bedrooms. The principal room is particularly spacious enjoying views over the garden to open country in the distance. It has the advantage of fitted wardrobes and an en-suite bathroom with bath and separate shower cubicle. Bedrooms two, three and four are good sized dual aspect doubles served by the family bathroom. There are two further double bedrooms on the second floor, with access to the roof terrace from bedroom six. A second family bathroom with separate bath and shower completes the accommodation.

Outside, the property stands on a good sized plot with gardens to the front and rear which are mostly lawned with mature shrubs and hedging and paved patio areas ideal 'al fresco' dining and entertaining spaces. To the side is an attached garage with gravelled driveway providing parking for 3-4 vehicles.



**First Floor**



**Second Floor**



Total Habitable Floor Area Approx. 308m<sup>2</sup> (3,315 sq ft)



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