

Corfe Hill Estate

Radipole, Weymouth, Dorset

Symonds & Sampson



Corfe Hill Estate

Radipole, Weymouth, Dorset DT3 5HS

An elegant Georgian House with two apartments, two further dwellings, and useful outbuildings, all set in a commanding position within attractive gardens and grounds extending to approximately 20.81 acres (8.42 ha).

The Grade II listed house is understood to have been built for Edward Balston, 'Thrasher of Radipole' in 1821 in a classical style, and extensively restored in the mid to late 1990's, sensitively retaining and restoring fine original features throughout.

The house is set in a leafy setting approached via a sweeping drive.

Corfe Hill Estate is situated close to Weymouth with its blue flag beach and picturesque harbour with excellent eateries and bars. Nearby Portland Harbour is a world-renowned venue for sailing and water sports.

Dorchester 6 miles • Bournemouth Airport 35 miles Bristol 65 miles (train 2 hr46 mins) • London 140 miles (train 2 hrs 46 minutes) • Weymouth Harbour (walking) 2.5 miles
Portland Sailing Academy 6.5 miles



Corfe Hill House is an impressive Georgian house with well-proportioned main rooms, good ceiling heights, sash window, many with shutters and moulded cornices of its era. Formerly divided into apartments, the house has been extensively restored during the current ownership, and the recipient of a civic award in 1999 in recognition of the outstanding restoration.

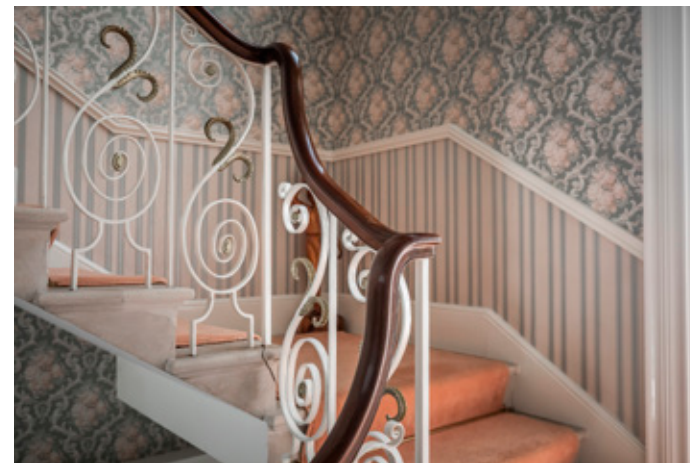


Attractive elliptical fanlights allow light to flood through the hall, which features a grand stone staircase with wrought-iron balustrade. Four principal reception rooms provide excellent entertaining areas.





On the first floor, a spacious landing leads to a master suite and three further bedrooms, all overlooking the attractive grounds.



A mezzanine overlooks the atrium which opens into the pool room with sauna, shower and cloakroom. The two self-contained apartments are accessed from the mezzanine, one of which has external access.

Corfe Hill Estate, Radipole Lane, Weymouth, Dorset

Gross Internal Area (Approx.)

Corfe Hill House DT3 5HS = 767 sq m / 8,255 sq ft

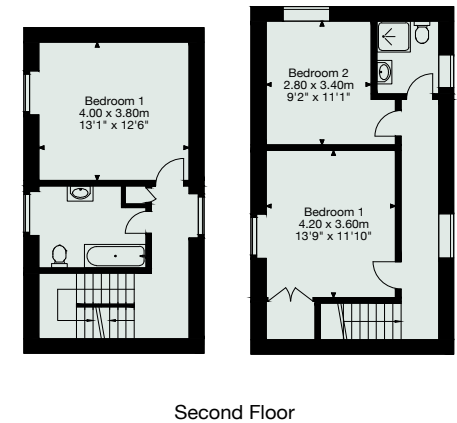
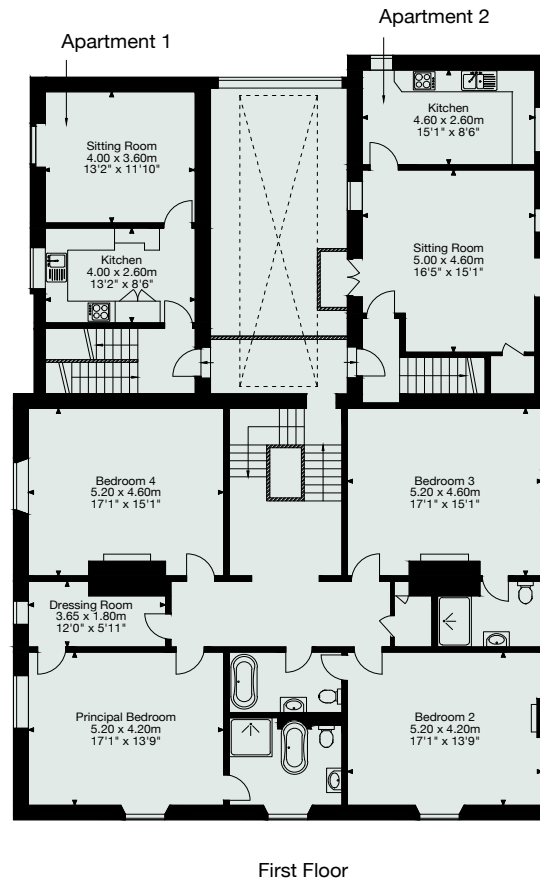
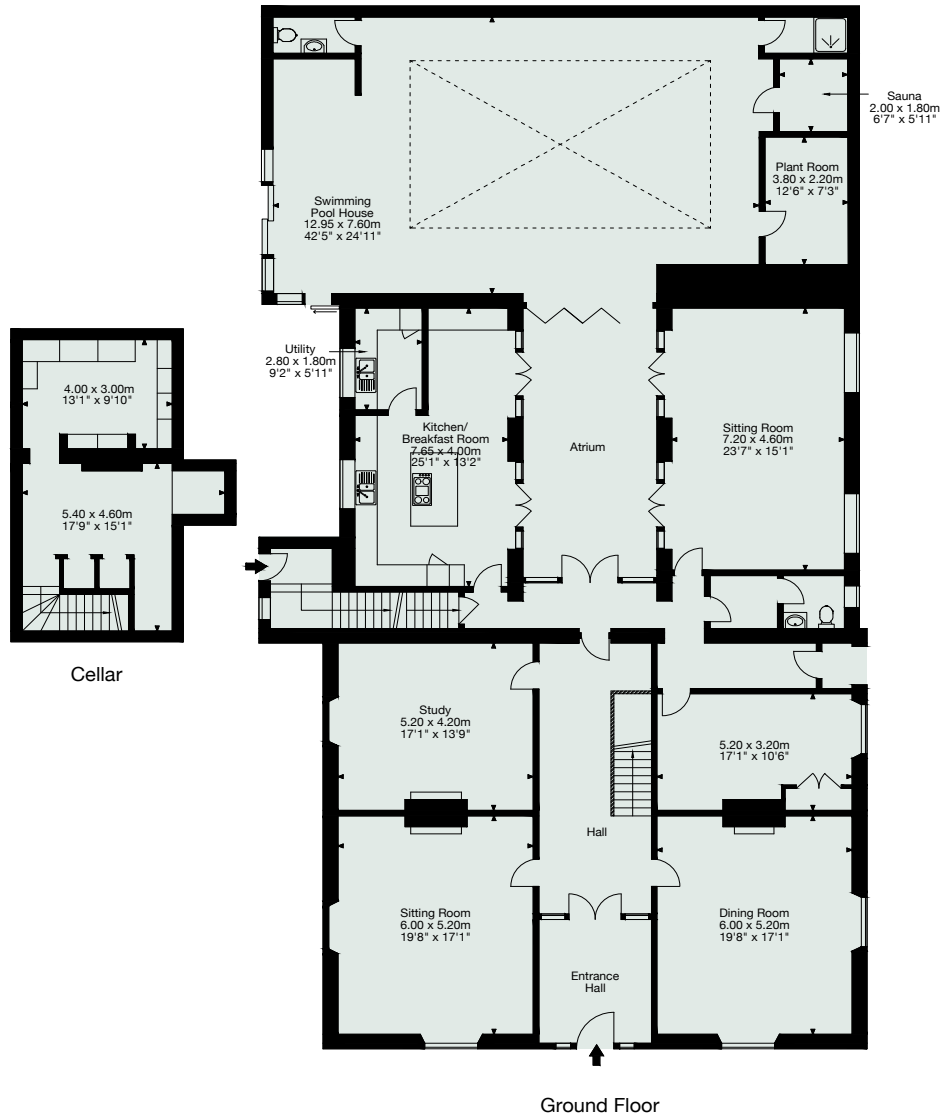
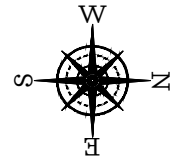
Little Corfe Hill House DT3 5QP = 163 sq m / 1,754 sq ft

Corfe Hill Bungalow DT3 5QP = 79 sq m / 850 sq ft

Garage Block = 146 sq m / 2,145 sq ft

Outbuildings = 331 sq m / 3,562 sq ft

Total Area = 1,486 sq m / 16,566 sq ft





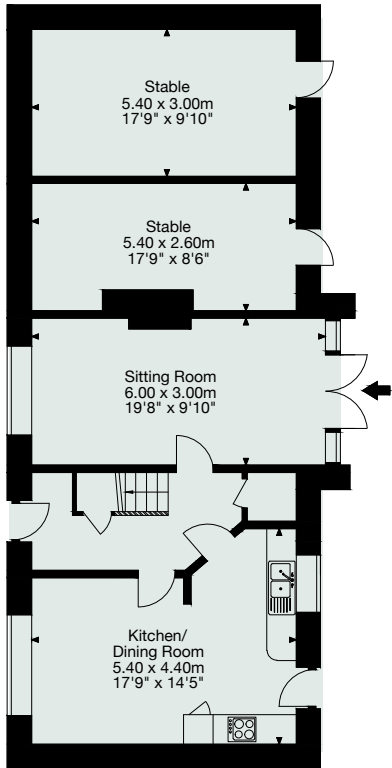
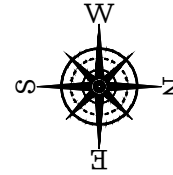
Little Corfe Hill House lies within a private gated courtyard to the rear of the main house. With useful outbuildings and an attractive garden it provides excellent ancillary accommodation.



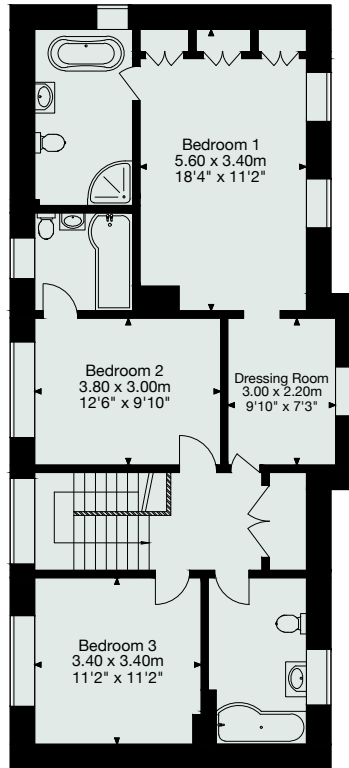
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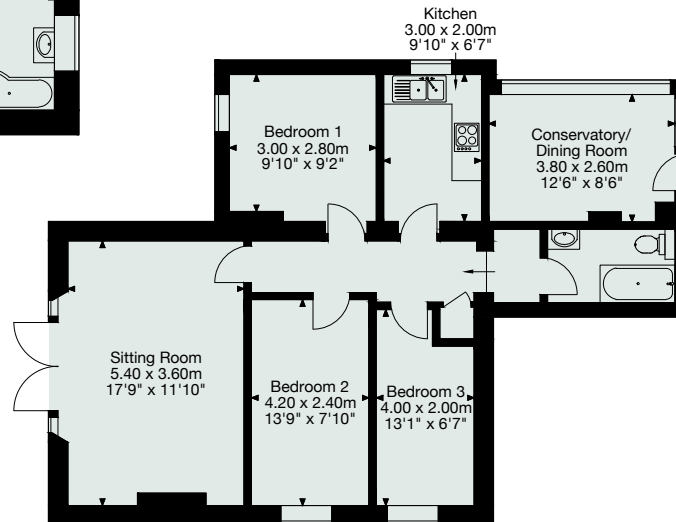


Ground Floor



First Floor

Little Corfe Hill House



Corfe Hill Bungalow



Tucked away to the rear of Little Corfe Hill House is Corfe Hill Bungalow, offering additional self-contained accommodation with an enclosed garden.

The house overlooks an expanse of lawns to the south and east, bordered by mature trees providing privacy. An attractive walled garden with potting sheds is ripe for cultivation.





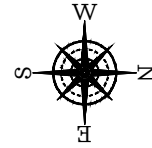
A sweeping drive through the outer grounds leads to a gated entrance continuing through woods and skirting the formal gardens. A courtyard provides secure garaging, beyond which is a rear yard with covered storage. Two stable blocks.



Gross Internal Area (Approx.)

Garage Block = 146 sq m / 2,145 sq ft

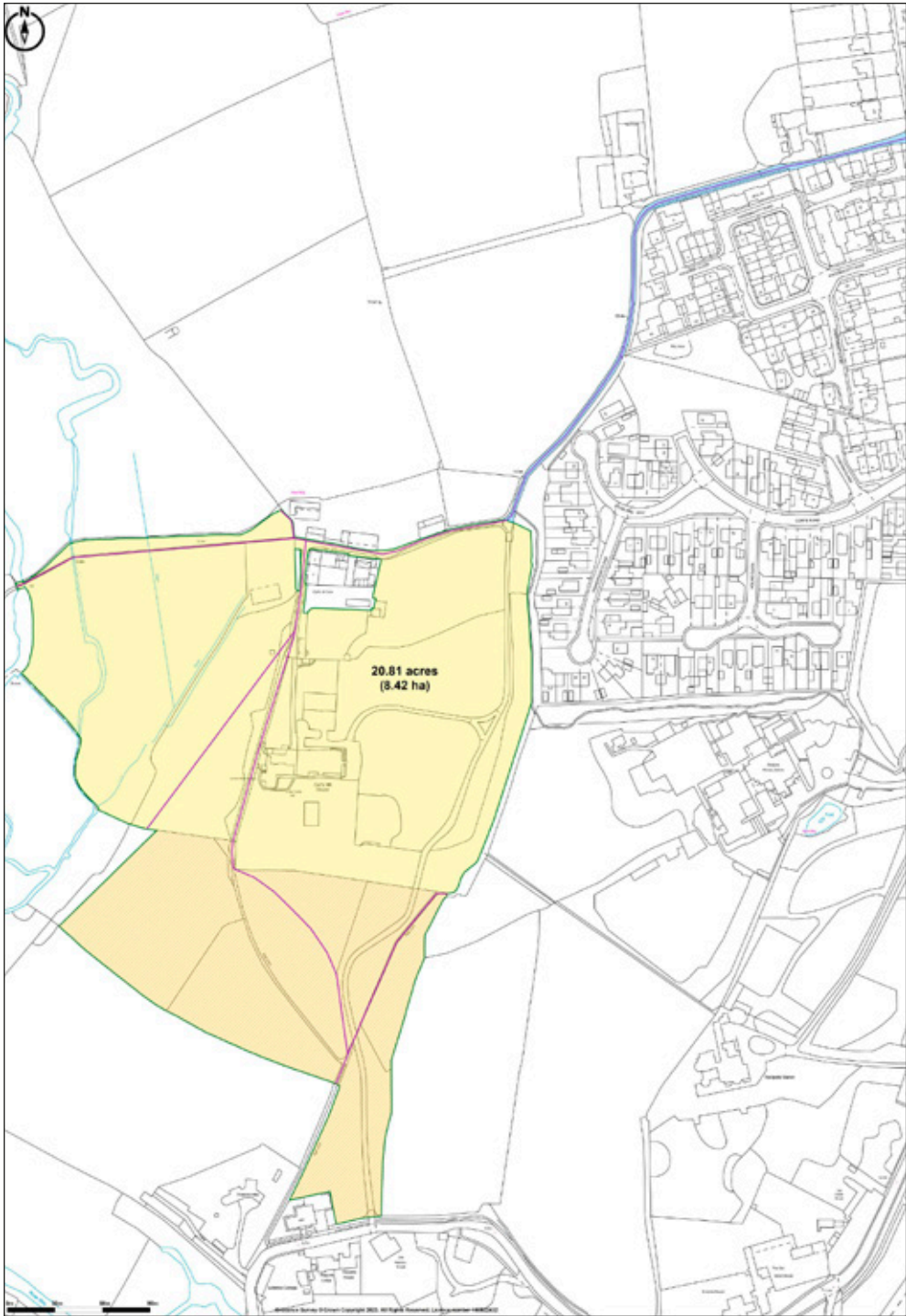
Outbuildings = 331 sq m / 3,562 sq ft



Garage Block

Outbuildings







The title extends to a total of 20.81 acres (8.42ha), of which includes Corfe Hill House, Little Corfe Hill House and Corfe Hill Bungalow with their associated curtilages, the remainder being agricultural / equestrian land and access routes. The land is laid to grass, is level to gently sloping, has historically been used for horse breeding and is largely stockproofed. A useful agricultural barn is included.

Land & Buildings –Public Rights of Way – The land is crossed by a small number of footpaths, marked purple on the plan.

Overage – The property will be sold subject to an

overage on any development within the darker coloured area on the plan. More details available from the agent on request.

Designations – All of the property lies within the Radipole Conservation Area, with the exception of the access to Dorchester Road.

Access – Direct from the Public Highway via Radipole Lane to the South. A right of access is granted over retained land, shaded blue on the plan, to Dorchester Road to the North-East.

Tenure: Freehold

Services: Mains gas, electric, water and drainage. Gas fired central heating system.

Local Authority: Dorset Council 01305 251000

Corfe Hill House - Council Tax Band H

Little Corfe Hill House – Council Tax Band C

The Bungalow, Corfe Hill House – Council Tax Band C

EPC Exempt - Grade II Listed

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Viewing strictly by confirmed appointment.

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