



POUND BARN COTTAGE, 87 EAST STREET, CORFE CASTLE
£850,000 Freehold

This superior detached house of cottage style design, together with a two storey detached stone barn, is conveniently located in the village of Corfe Castle and is set well back from East Street. It is adjacent to open country and within 500 metres of the Village Square, which is dominated by the old Castle Ruins. Pound Barn Cottage offers well planned accommodation with a good sized garden, situated mainly to the rear of the property. The barn has a number of character features including a spacious loft area.

The cottage is thought to have been constructed during the 1970s with attractive elevations of natural Purbeck stone, the roof covered with Bradstone concrete tiles. The two storey stone barn is Grade II Listed and is constructed of solid Purbeck stone under a pitched roof covered with Purbeck stone tiles. The barn is Listed as being of historic interest and is believed to date back to the 18th Century.

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 5EE**.



Welcoming you to this substantial family residence, the spacious hallway leads directly to the generously sized dual aspect living room. This room has a Purbeck stone fireplace and double doors leading to the conservatory at the rear of the cottage. Leading off, double doors open to a paved terrace and harmoniously extending the indoor/outdoor living space. The kitchen, also at the rear of the property is fitted with an extensive range of farmhouse style units, contrasting worktops and a range of integrated appliances including an electric hob, double oven, dishwasher and fridge/freezer. A utility room and separate cloakroom completes the accommodation on this level.

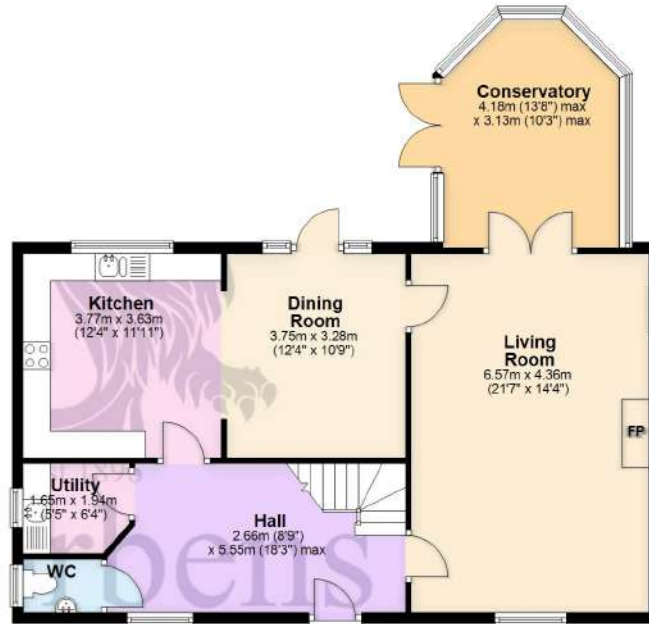
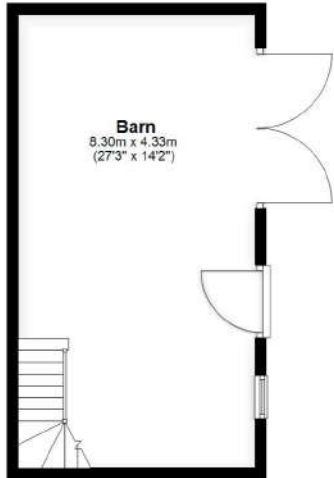
There is a spacious galleried landing on the first floor with three double bedrooms, all with fitted wardrobes. The principal bedroom mirrors the living room below in size and dual aspects with superb views over the rear garden and adjoining countryside. It also has the benefit of an en-suite bathroom with walk-in shower, panelled bath, pedestal wash hand basin and WC. Bedroom 2 is a good sized double, also at the rear with similar views to the principal bedroom. Bedroom 3 is a small double situated at the front of the cottage. These bedrooms are served by the family bathroom.

Approached by a gravelled gated drive, there is ample parking for 3-4 vehicles and/or boat. The two storey stone barn has an overall gross external area of 78 sq metres, including the loft area. There is a large garden at the rear, predominantly lawned with mature flower and shrub borders and has a paved terrace. The garden adjoins open countryside.

Property Ref COR2265

Council Tax Band G - £4,305,45 for 2025/26

Ground Floor



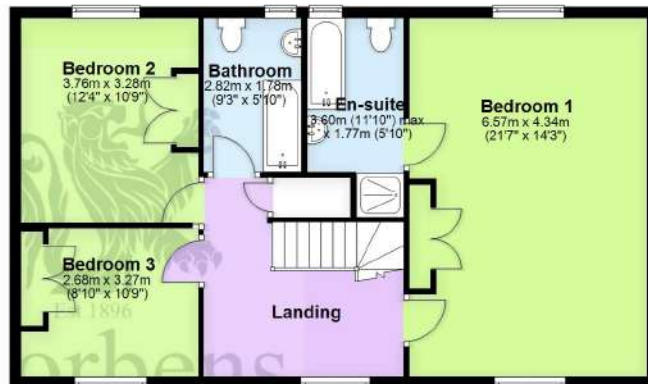
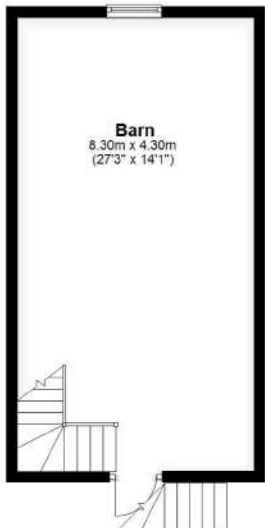
Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	92 99
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Total Habitable Floor Area
Approx. TBC m² (TBC sq ft)



Scan to View Video Tour

First Floor



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.





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