



12 CHURCH KNOWLE, NR CORFE CASTLE, WAREHAM
£425,000 Freehold

This charming Grade II Listed cottage is one of Church Knowle's best-preserved historic cottages, dating from the early nineteenth century and constructed of traditional Purbeck stone beneath a slate roof. Combining period charm with thoughtful modern improvements, the property offers characterful and well-presented accommodation in one of Dorset's most desirable villages. The cottage retains many original features, including exposed Purbeck stone walls and beamed ceilings, which serve as a reminder of its rich history.

The cottage is situated in picturesque Church Knowle, approximately two miles from the quintessential village of Corfe Castle with its iconic ancient ruins. The thriving Saxon walled town of Wareham, just five miles away, provides a range of everyday conveniences and direct mainline rail services to London Waterloo in around 2¼ hours. The nearby coastal town of Swanage and Studland Bay offer fine sandy beaches and safe swimming.

Much of the surrounding area forms part of the Dorset Area of Outstanding Natural Beauty and includes the Jurassic Coast, part of the UNESCO World Heritage Coastline. Kimmeridge Bay, the stunning Lulworth Cove and Durdle Door are all nearby, providing a wealth of dramatic coastal walks and making this an ideal location for those who enjoy the outdoors. For wildlife enthusiasts, RSPB Arne and the internationally important Purbeck Heaths National Nature Reserve are just a short distance away.

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



At the heart of the cottage is a characterful sitting room centred around an inglenook fireplace with a wood-burning stove. The original bread oven and built-in cupboards provide a tangible link to the property's past and create a wonderfully cosy living space. The kitchen/dining room, formerly the village shop, is full of character and features exposed stonework, cottage-style units, wooden worktops, a Belfast sink and integrated cooking appliances. Beyond is a good-sized bathroom with a roll-top bath, separate shower cubicle, wash basin, WC and a large storage cupboard.

Upstairs are two well-proportioned bedrooms. The principal double bedroom enjoys a north-facing aspect and features beamed ceilings and an original fireplace. Bedroom two is a twin room with beamed ceilings and a pleasant south-facing aspect. There is also access to loft storage from this level.

Outside, the south-facing rear garden has been designed to provide an attractive yet low-maintenance outdoor space. A Purbeck stone patio creates an ideal setting for relaxation and outdoor dining. A separate stone workshop offers excellent versatility and could serve as a home office or additional accommodation, subject to planning. The property also benefits from valuable off-road parking space for one vehicle

NB 1: Majority of the furnishings can be included.

NB 2 : The cottage was re-roofed in 2024.

Property Ref: COR2349

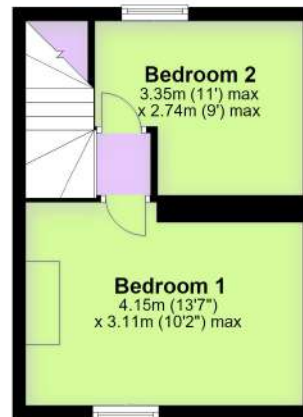
Council Tax Band C - £2407.23 for 2026/2027

Church Knowle enjoys a strong sense of community and a traditional village atmosphere. The popular village pub, historic church and village hall are all just a short walk away. Combining historic character, modern comfort and low-maintenance living, equally suited as a permanent residence, second home or holiday let investment this delightful cottage provides a rare opportunity to own a Purbeck period cottage.

Ground Floor



First Floor



Total Floor Area Approx. 70m² (753.5 sq ft)



Video Tour

