



South Instow, Harmans Cross, Swanage BH19 3DS
£650,000

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DETACHED PURBECK STONE BUILT PROPERTY, WITH GROUNDS OF APPROX. 0.5 ACRE, IN NEED OF SOME REFURBISHMENT & MODERNISATION BUT WITH POTENTIAL BUILDING OPPORTUNITY

Greystones sits comfortably at the entrance to South Instow, built of Purbeck Stone elevations under a tiled roof, surrounded by gardens of just under half an acre, with garage and parking the southerly aspect enjoys views over the valley to the hills beyond.

The Front Door opens into an enclosed glazed porch which in turn opens into the Entrance Hall, a spacious area with original parquet flooring currently doubling as a Dining Room. The Sitting Room is a lovely bright dual aspect room with south facing bay window extending views over the garden and across the valley to the Purbeck Hills beyond. There is Purbeck Stone feature fireplace and ample space for comfortable seating. Along the Hallway is the Kitchen, a good-sized room, probably in need of updating but providing a variety of wall and base storage units, and a good amount of worksurface. There are services for free standing appliances including cooker, washing machine, fridge and freezer, and back door to rear garden.

Two bedrooms are located on the ground floor, both double rooms, with southerly aspect and views over the front garden and countryside beyond. A third smaller room has been fitted out with wardrobes and used as a storage/dressing room but could easily be a comfortable single room or study. There is a large Shower Room with walk in shower and wash basin and a separate room with w.c.

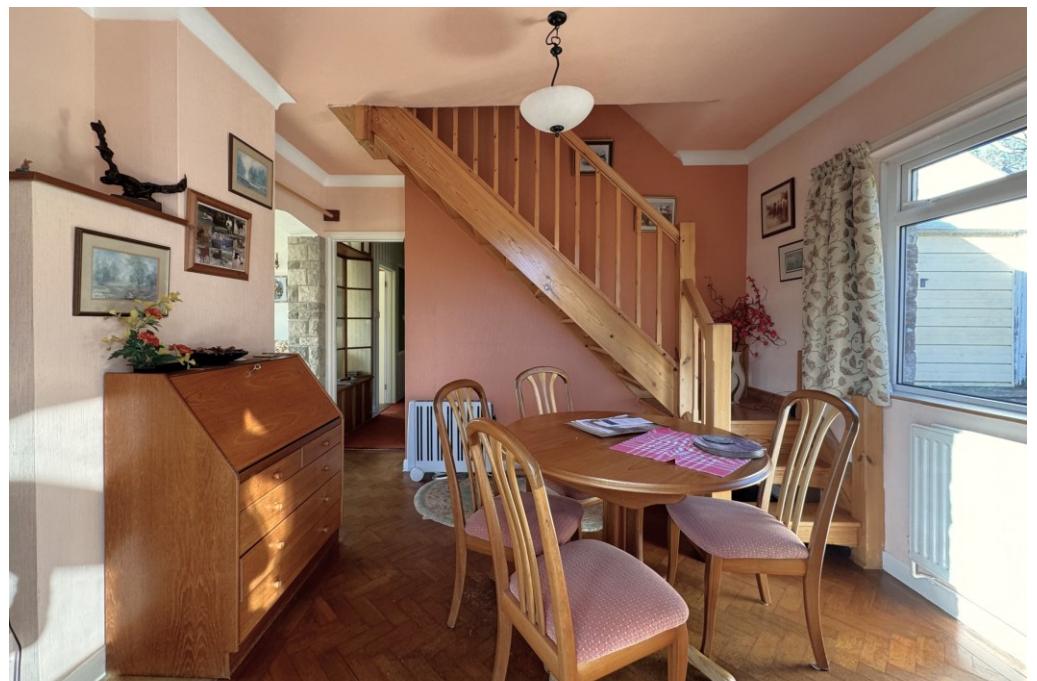
Open tread stairs lead from the Entrance Hall to the first floor and converted loft space, one large room extending the length of the property naturally divided into two separate areas. At one end there is a spacious bedroom area with a snug area located at the other end perfect for a comfy sofa. Two south facing Velux roof lights bring natural light to this space perfect for a teenager escape. There is a separate room, again with Velux roof light where a wash basin and w.c. is located along with access to eaves, it would probably be quite easy to convert this into a full bathroom or shower room, making this a more self-contained floor.

Outside, a gated driveway off South Instow, flows to the single garage, attached car port and pathways to both front and rear entrance doors. The garden wraps around the property and is enclosed by a combination of established hedges and fencing, separated within itself by lawns, fruit trees, established shrubs, vegetable area with greenhouse, terraces and borders, a different vista at every turn. The views over the valley are fantastic with the steam train track passing through from Swanage to Harmans Cross and onto Corfe Castle, reminisces of bygone times in unspoilt countryside.

The plot is large enough to consider building a second substantial, detached property but this would be subject to all planning permissions. A separate or partially shared access from South Instow could easily be accommodated and some of the neighbouring properties have already set planning approval precedence gaining planning permissions on their garden plots. Alternatively, the large plot is a gardener's paradise with established lawns, shrubs, fruit trees, vegetable beds, greenhouses, etc., south facing on a gentle slope with rural views.



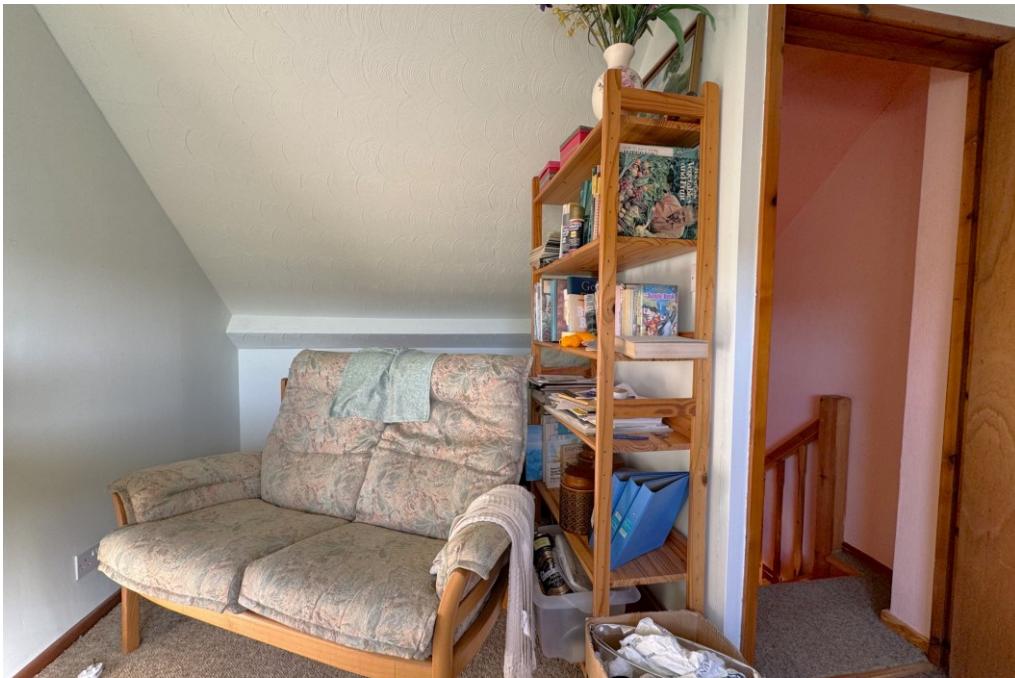






KEY FEATURES

- DETACHED PURBECK STONE BUILT PROPERTY
 - GROUNDS OF APPROX. 0.5 ACRE
- IN NEED OF SOME REFURBISHMENT & MODERNISATION
 - SINGLE GARAGE & CARPORT
- POTENTIAL BUILDING OPPORTUNITY SUBJECT TO PLANNING PERMISSIONS
 - ESTABLISHED GARDENS WITH MANY FEATURES
 - SUNNY SOUTHERLY ASPECT
- FAR REACHING COUNTRYSIDE VIEWS OVER VALLEY & HILLS
 - NO FORWARD CHAIN
 - VIEWING HIGHLY RECOMMENDED







ADDITIONAL INFORMATION

Tenure: Freehold

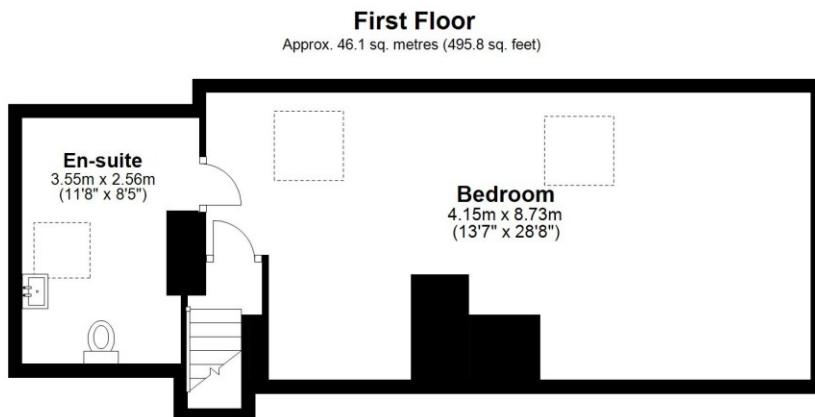
Council Tax: Band F - Dorset Council







FLOORPLAN



Total area: approx. 172.0 sq. metres (1850.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.





Viewing by Appointment Through the Vendor's Sole Agent

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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