



HIGH BARN, WOODYHYDE, NR CORFE CASTLE  
£795,000 FREEHOLD

This is a unique opportunity to acquire an outstanding property that is part of a small cluster of superior farm buildings of considerable character believed to have been developed around 2002 into private residential dwellings. This idyllic countryside retreat is situated in a picturesque and tranquil rural location nestled in the heart of the Isle of Purbeck, standing in grounds of approximately 0.85 acres (0.34 hectares). It is perfectly located for walkers with the dramatic Jurassic Coast World Coastline nearby and is a haven for a diversity of wildlife.

Surrounded by open countryside and within an Area of Outstanding Natural Beauty, High Barn is just over one mile from the historic village of Corfe Castle, 3 miles from the seaside resort of Swanage and 7 miles to the beaches at Studland. The market town of Wareham is some 7 miles distant and has a mainline rail link to London Waterloo (about 2.5 hours).

Steeped in character and reflecting the area's rich architectural history, the property has undergone a stylish and meticulous renovation showcasing a magnificent open plan living area with striking double height windows and feature galleried landing with beamed ceilings commanding spectacular views over the adjoining open countryside. The interior has a feeling of contemporary warmth creating a graceful, relaxed home offering an easy living style with a particular focus on natural light and space.

The property is believed to have built during the early 20th Century of brick construction under a conventional pitched tiled roof.



Presented throughout with a neutral décor to maximise the light and spatial feeling the magnificent galleried triple aspect living room welcomes you to this superb character residence. The high ceiling in this room with double height glazed windows flood the room with natural light and bi-folding doors open to the paved patio and enclosed garden harmoniously blending the indoor/outdoor living space. There is a feature wood burning stove and an attractive oak staircase leads to the first floor and galleried vaulted landing.

The family kitchen is fitted with a stylish range of modern units, incorporating a range of integrated appliances including fridge/freezer, dishwasher, washing machine and gas hob with electric oven. A cloakroom completes the accommodation on this level.

On the first floor, the galleried landing has full width windows to enjoy the superb views over the grounds and surrounding countryside. The principal bedroom suite is a generously sized double with similar views and a dressing area and en-suite shower room compliments the accommodation. Bedroom 2 is also a double with an en-suite shower room.

High Barn is approached by a private driveway and has parking spaces for 3-4 vehicles with an EV charging point. The enclosed garden area is mostly lawned, with a paved terrace and a separate decked area with hot tub. There is also a woodland area with a pond. Both the garden and woodland adjoin open countryside. The house and garden amounts to 0.225 acres (0.091 hectares; the woodland 0.615 acres (0.249 hectares). There is also a separate paddock of 1.53 acres (0.62 hectares) available, by separate negotiation.

All viewings must be accompanied and are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode for SATNAV **BH20 5HT**. Drive through Corfe Castle towards Swanage for approximately 1 mile. On the right there is a sign for Woodhyde. Follow the private driveway, High Barn is up the first drive on the left.

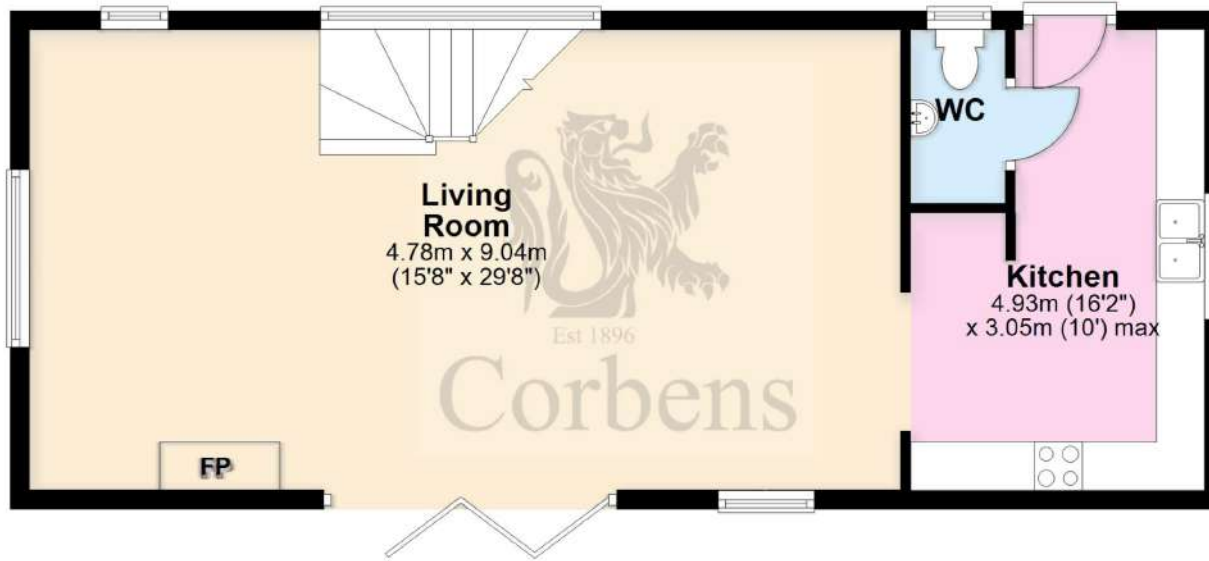
## SERVICES

Mains water, electricity & gas. Shared private sewage system.

Property Ref: COR2312

Council Tax Band E - £3,309.93 payable for 2026/27

## Ground Floor



Plans have been prepared to remodel the ground floor to create a third bedroom with an en-suite and to construct a single storey extension to the living room. These works come under permitted development rights and Dorset Council have issued a Lawful Use Certificate to confirm this. Plans and the Lawful Use Certificate are available upon request.

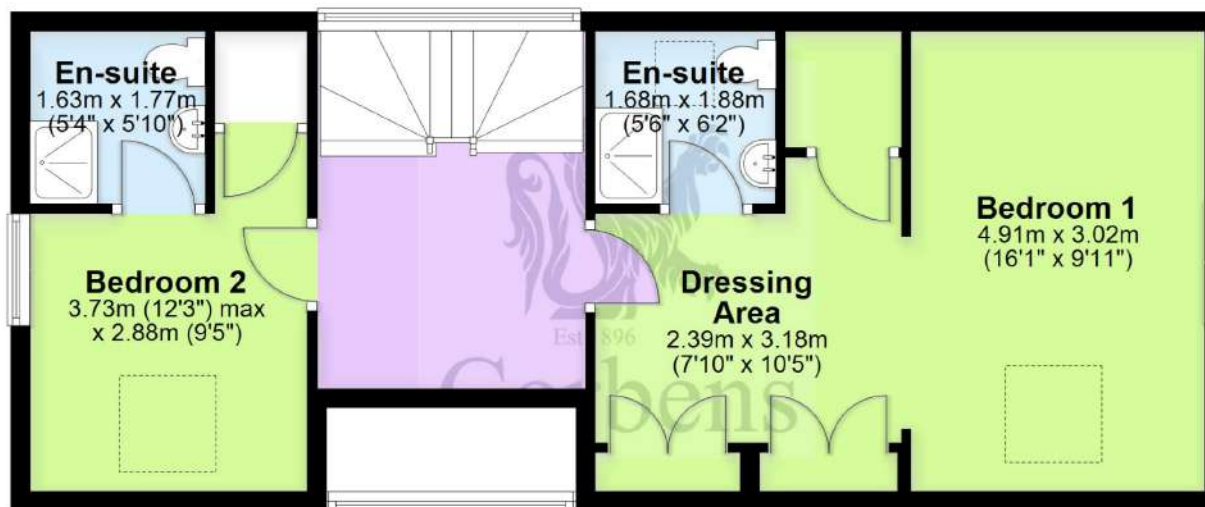


Total Habitable Floor Area  
Approx. 108m<sup>2</sup> (1,162.5 sq ft)



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## 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.





# High Barn, Woodyhyde, Valley Road, Corfe Castle, Dorset, BH20 5HT

