



WOODBINE COTTAGE, BLACKLANDS, ACTON
£675,000 Freehold

This is a rare opportunity to acquire a superior traditional Purbeck stone cottage situated in a fine rural setting, comprising a small cluster of similar dwellings outside of the hamlet of Acton, adjoining open country. It is thought to date back to the late 1800s, a 2 storey rear extension having been added in 1991, and is of stone construction under a stone tiled roof.

Woodbine Cottage offers spacious family accommodation with character period features including a Purbeck stone fireplace with wood burning stove. It enjoys good views over the surrounding open countryside to the sea in the distance and also has the considerable advantage of a good sized landscaped garden and ample off-road parking.

The hamlet of Acton, originally built as living quarters for the quarrymen, lies 1 mile to the West of the village of Langton Matravers and about 1 mile from the sea via numerous footpaths, including routes towards Dancing Ledge, Seacombe and open countryside. Much of the area which surrounds the community is owned by the National Trust and incorporates a World Heritage Coastline. The popular seaside resort of Swanage is some 3 miles distant, and the historic village of Corfe Castle is about 4 miles away. The market town of Wareham has main line rail link to London Waterloo (approx. 2.5 hours).

All viewings are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 3LD**.



The entrance hall leads through to the generous, character living room with feature Purbeck stone fireplace, wood burning stove and beamed ceiling. It is a bright dual aspect room with access to the paved patio area and landscaped rear garden. Steps lead down to the kitchen which is fitted with a range of light units, complementing worktops and space for electric cooker, dishwasher and fridge/freezer. Leading off, the dual aspect dining room is a bright second reception room and has a separate access from the entrance hall. There is also a cloakroom on this level.

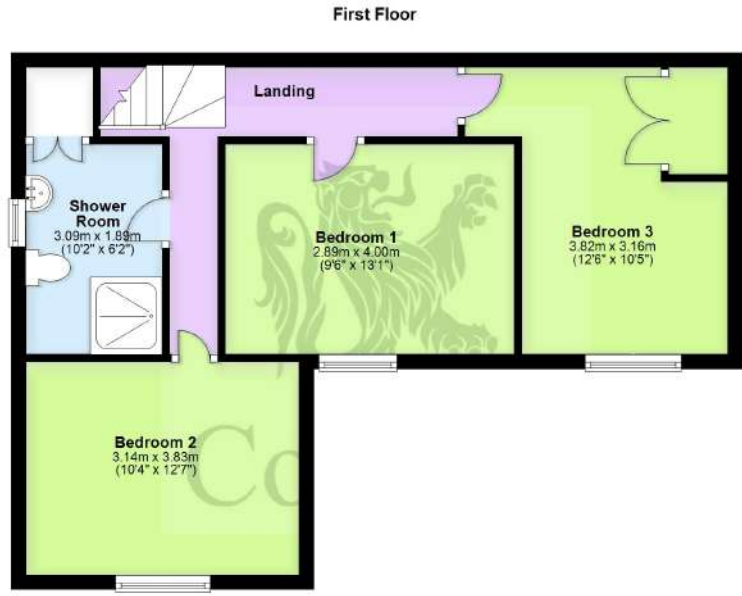
On the first floor there are three double bedrooms, all of which enjoy views over the adjoining open countryside to the Purbeck Hills and Swanage Bay in the distance. Bedroom one also has the benefit of a fitted wardrobe cupboard. The shower room is fitted with a white suite and completes the accommodation.

Outside, the property is approached by a Purbeck stone paved driveway with a five-bar timber gate providing ample off-road parking. At the rear, the attractive landscaped garden is mostly laid to lawn with well-established flower/shrub borders and a store. It is bound by dry stone walling and adjoins open country.

Services include mains water and electricity. Septic tank drainage.

Property Ref ACT2309

Council Tax Band F - £3,829.35 for 2026/2027



Scan to View Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Total Floor Area
Approx 98m² (1,055 sq ft)

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.



