



Burnhams Lane, Knitson BH20 5JB  
Guide Price £750,000

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DORSET & NEW FOREST ESTATE AGENTS





## A RARE HIDDEN HILLSIDE RETREAT WITH LAND, VIEWS & REMARKABLE POTENTIAL

Tucked away on the idyllic south-facing slopes of Nine Barrow Down, this rare redevelopment opportunity enjoys an exceptional setting within the peaceful hamlet of Knitson, one of Purbeck's most unspoilt and picturesque locations. Approached via a quiet single-track lane surrounded by rolling countryside, the property offers a unique chance to create an extraordinary home immersed in nature, with far-reaching valley and hill views stretching across the Dorset landscape.

Originally constructed in 1937 as part of a former Second World War Early Listening Station, Meadows occupies a generous wraparound garden plot together with an adjoining paddock of approximately 1.82 acres. The existing detached property offers bright and versatile accommodation including a triple-aspect living room with bay windows and wood-burning stove, an open-plan kitchen/dining room, snug, study and utility room, alongside three well-proportioned bedrooms.

Outside, raised terraces provide wonderful spaces to enjoy the ever-changing countryside outlook, while the mature gardens create a peaceful sanctuary for wildlife and outdoor living. A converted Nissen Hut with power offers excellent potential as a gym, studio or workshop. Across the lane, ample parking and a garage lead directly to the adjoining paddock, a truly special setting offering endless lifestyle and redevelopment possibilities, all within easy reach of Swanage, Corfe Castle and the Jurassic Coast.



## KEY FEATURES

- Stunning Elevated Position with Sweeping Countryside Views
- Peaceful Rural Setting on the Slopes of Nine Barrow Down
- Rare Redevelopment Opportunity in the Heart of Purbeck
- Existing Detached Three Bedroom Property with Versatile Accommodation
- Bright Triple-Aspect Living Room with Wood-Burning Stove
- Open Plan Kitchen/Dining Room, Snug & Separate Study
- Spacious Wraparound Gardens with Multiple Seating Terraces
- Converted Nissen Hut with Power – Ideal Gym, Studio or Workshop
- Garage & Extensive Off Road Parking for Multiple Vehicles
- Adjoining Paddock of Approximately 1.82 Acres with Outstanding Potential







## ADDITIONAL INFORMATION

Tenure

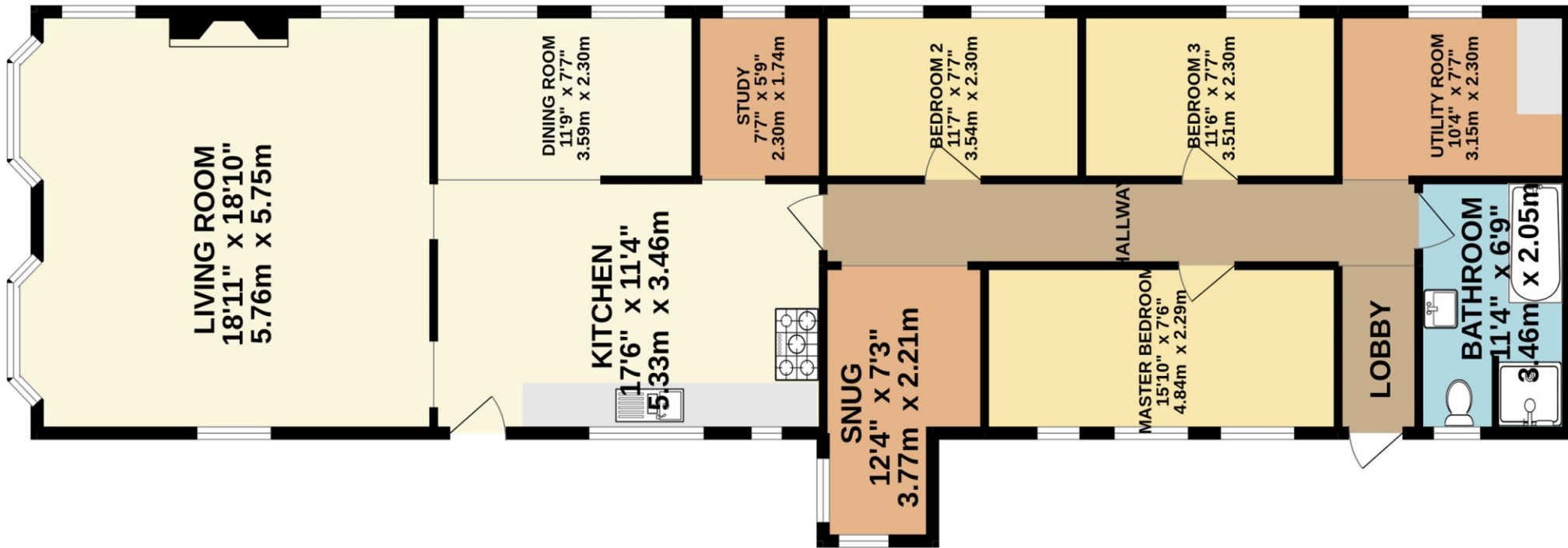
Freehold

Council Tax

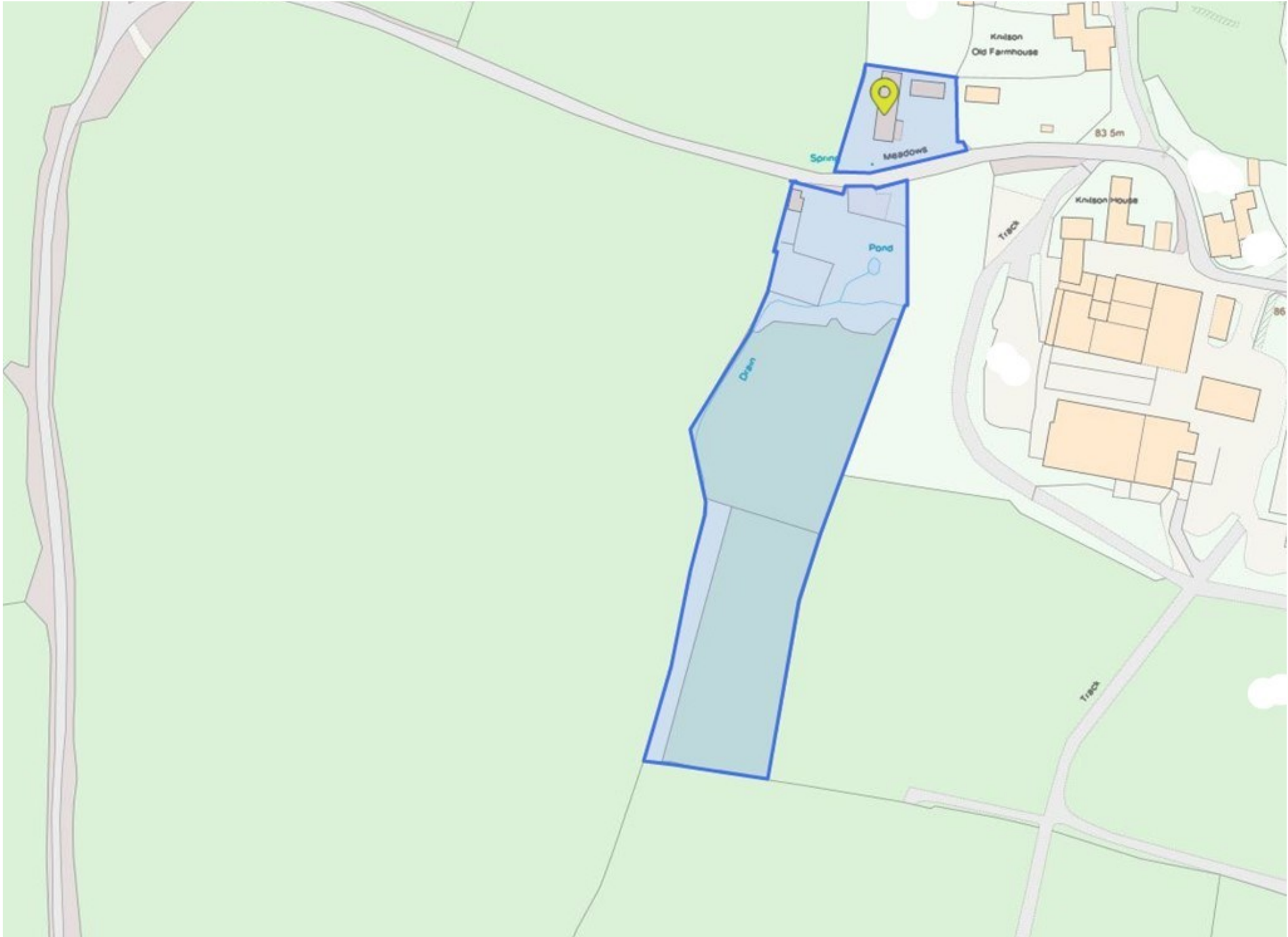
Band D - Dorset Council



# FLOORPLAN



# SITE PLAN







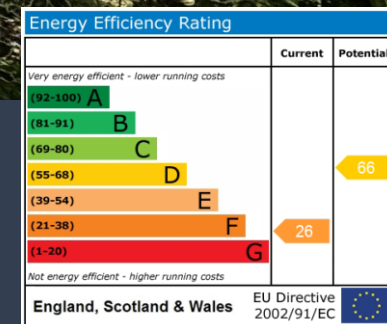






## Viewing by Appointment Through the Vendor's Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
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