



HIBBS COTTAGE, 84 EAST STREET, CORFE CASTLE
£250,000 Freehold

This compact Grade II Listed cottage is situated in the historic village of Corfe Castle approximately 500 metres from the Square and Castle ruins. It is thought to date back to 1750 with small extensions having been added in more recent times. The main building is constructed of natural Purbeck stone under a stone tiled roof.

Whilst in need of some updating Hibbs Cottage offers a rare opportunity to acquire a character stone cottage in the village. It has the considerable advantage of an enclosed rear garden with access from Abbots Cottages to allow parking.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (5 miles distant) with its fine, safe, sandy beach and the market town of Wareham a similar distance, which has main line rail links to London Waterloo (approx 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.

Property Ref COR2275

Council Tax Band C - £2,407.23 for 2026/2027



The small entrance leads through to the character filled living room with Inglenook stone fireplace, window seat and beamed ceiling. The kitchen is fitted with a range of light units, contrasting wood effect worktops and integrated gas hob and electric oven. The small rear lobby gives access to the rear garden. There is also a cloakroom on this level.

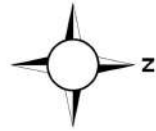
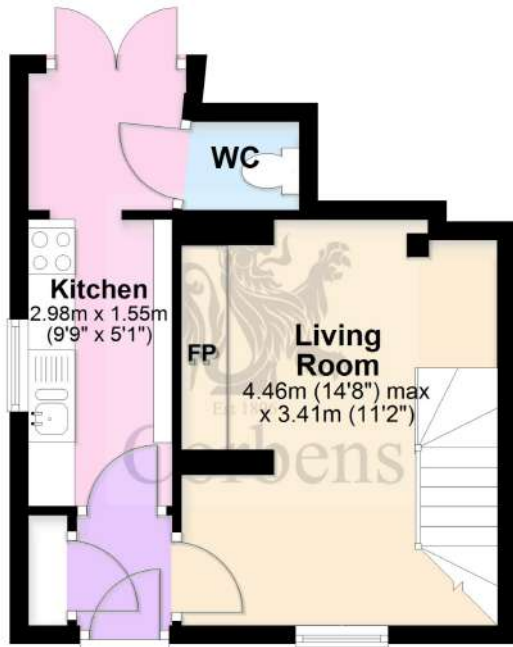
On the first floor, the staircase leads directly to the bedroom. The shower room is fitted with a white suite including accessible shower, WC and wash basin.

Outside, the enclosed rear garden is bound by a mix of walling and fencing. It is partially laid to grass with shrub/flower borders and beds. Double timber gates give vehicular access from Abbots Cottages.

IMPORTANT NOTE As typical with properties of this age there is limited head height of approx. 1.9m (6'3").

Viewing is strictly by appointment through the Sole Agents, Corbens, 01929 422284. the postcode for the property is **BH20 5EQ**.

Ground Floor

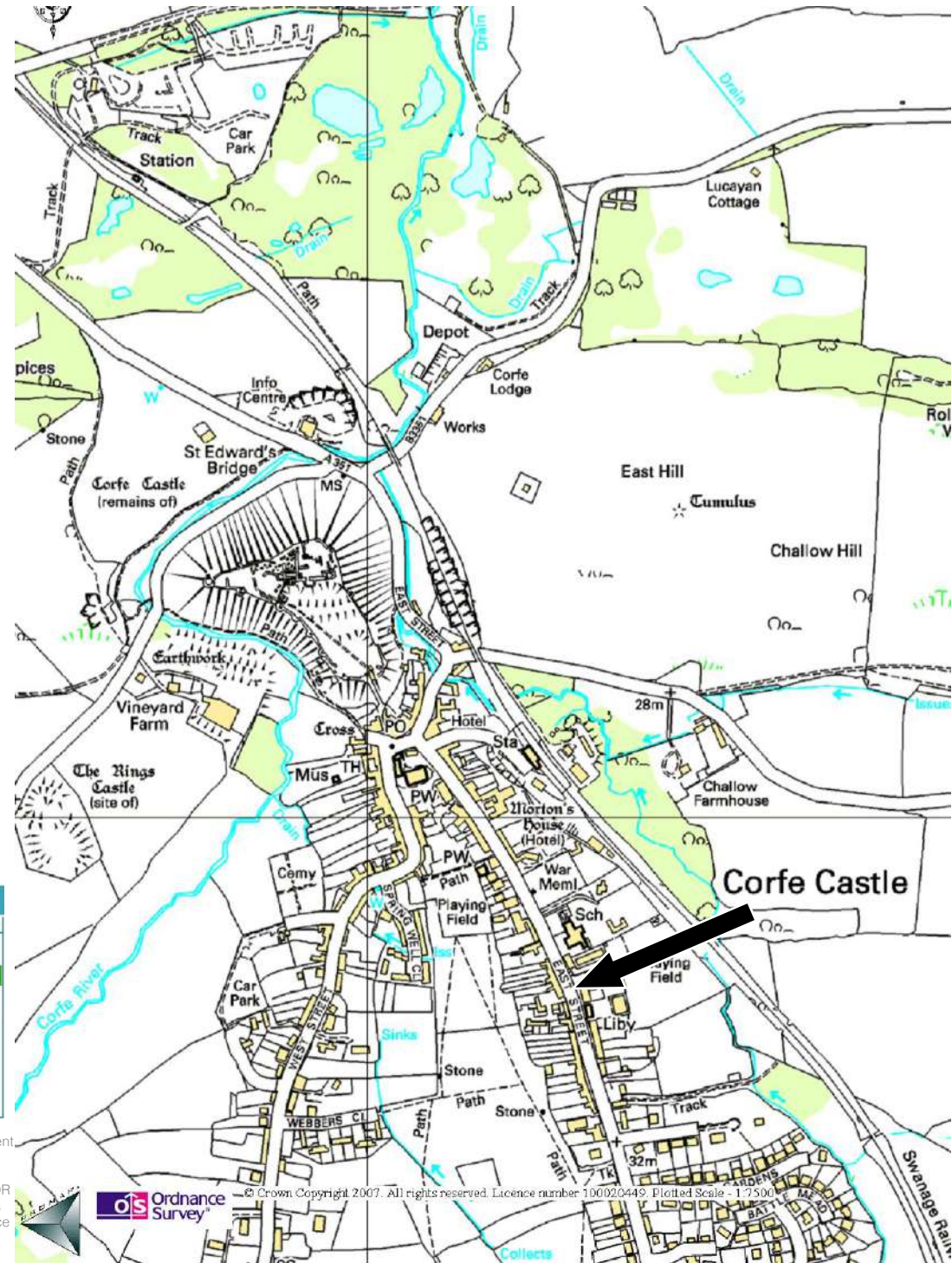


First Floor



Total Floor Area Approx.
42m² (sq ft)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		48	82



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.

