



**36 WEST STREET, CORFE CASTLE**  
**£850,000 Freehold**

This superior detached house of cottage style design is situated in an excellent position in West Street approximately 200 metres from the Village Square, which is dominated by the old Castle Ruins. Immaculately presented throughout, the superbly appointed accommodation has been carefully planned to enhance the abundance of natural light and to enjoy excellent views from the first floor of Corfe Castle and village church. The current owner has converted the garage to form a convenient guest suite at the rear with underfloor heating, ideal for multi-generational living or providing a home with income. There is a large boarded loft accessed via retractable ladder. The enclosed courtyard garden at the rear is easily maintained and there is parking for several vehicles.

36 West Street is thought to have been constructed during the early 1990s by a reputable local builder with attractive elevations of natural Purbeck stone, the roof covered with Bradstone tiles.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck, sitting to the west of the seaside resort of Swanage (5 miles distant) with its fine, safe and sandy beach; and to the south of 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 is classified as being of Outstanding Natural Beauty, incorporating the Jurassic Coast.



Welcoming you to this family home, the entrance hall is central to the accommodation and leads directly to the generously sized triple aspect living room. There is a feature fireplace with Rayburn Rembrandt solid fuel stove and the room is particularly light with the benefit of double glazed doors leading to the paved terrace at the rear, harmoniously blending the indoor/outdoor living space. The South facing dining room is also a good sized second reception room and leads directly to the kitchen, creating a perfect family living space. The kitchen is fitted with a range of light wood units with a suite of integrated appliances including gas hob, double electric oven, fridge freezer and dishwasher. It is complemented by the utility room with sink unit, space and plumbing for automatic washing machine. From this room, you can gain access to the garden and also the self-contained guest suite, with shower, WC, wash basin and wardrobe. There is also a cloakroom in the front hall.

There are four spacious double bedrooms on the first floor, all with fitted wardrobes. The principal bedroom and landing have views of the Castle Ruins, Church and North Hill. This bedroom has the benefit of an ensuite shower room, which is fitted with a modern suite in white. Bedrooms 2 and 3 are South facing; Bedroom 4 is positioned at the rear enjoying similar views to Bedroom 1. There is a family bathroom fitted with a panelled bath with shower over, pedestal wash hand basin and WC. This completes the accommodation.

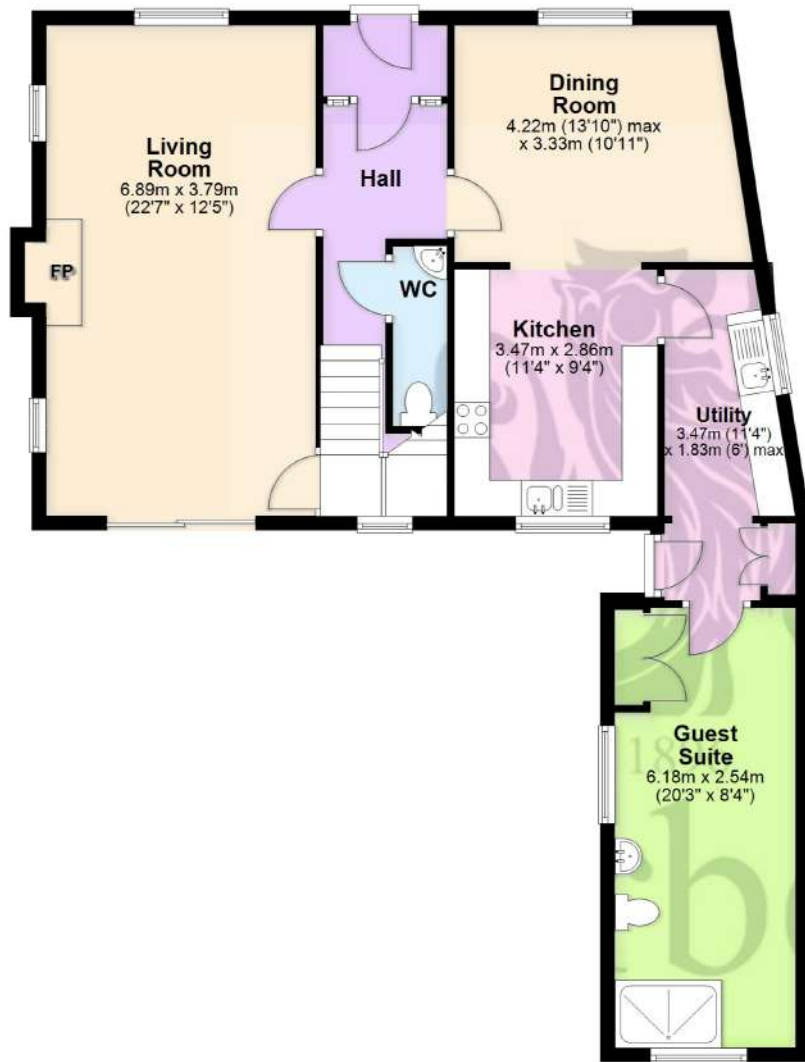
Outside, there is a small shingle bed with stone retaining wall at the front. The driveway to the side provides parking for several vehicles and the enclosed courtyard garden is paved, bound by stone walling.

Viewing is strictly by appointment through the Agents, Corbens, 01929 422284. The postcode is **BH20 5HD**.

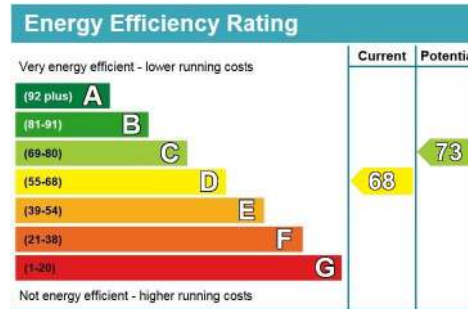
Property Ref COR2298

Council Tax Band G - £4,305.45 for 2026/27

### Ground Floor



### First Floor



Total Habitable Floor Area  
Approx. 157 m<sup>2</sup> (1,690 sq ft)



Scan to View Video Tour





36 West Street, Corfe Castle, Dorset, BH20

