



Burnhams Lane, Knitson, Near Corfe Castle BH20 5JB

£795,000

**MOLLARO**  
DORSET & NEW FOREST ESTATE AGENTS



## A RARE REDEVELOPMENT OPPORTUNITY SET IN AN IDYLIC PURBECK HILLSIDE, OFFERING EXPANSIVE LAND, SWEEPING VIEWS, AND THE CHANCE TO CREATE A TRULY EXCEPTIONAL COUNTRYSIDE HOME.

Nestled on the sunny, south-facing slopes of Nine Barrow Down, the peaceful hamlet of Knitson is one of Purbeck's most charming and untouched corners. Reached by a quiet single-track lane known only to locals, it offers complete tranquillity surrounded by farmland, woodland, and abundant wildlife. From its elevated position, the property enjoys sweeping views across the valley to the rolling hills beyond, an ever-changing patchwork of meadows, hedgerows, and trees.

Built in 1937 as part of a Second World War Early Listening Station, Meadows stands on a generous garden plot with an adjoining paddock of approximately 1.83 acres, offering a superb opportunity for redevelopment or creative renovation. The bungalow is of solid concrete frame construction with a brick outer skin and a traditional pitched tiled roof.

Inside, the accommodation comprises a bright, triple-aspect living room with two bay windows and a wood-burning stove. This flows naturally into the open plan kitchen and dining room. These welcoming spaces are filled with natural light throughout the day. The kitchen features a range of base units, ample workspace, an inset sink and a freestanding modern dresser for extra storage, along with plumbing for a dishwasher and space for a fridge/freezer and range-style cooker. The adjoining dining area comfortably seats six to eight people and a small study is located just off the kitchen. A door from the kitchen leads into a long hallway providing access to all bedrooms as well as a cosy snug, ideal as a music room, playroom or peaceful reading space. Bedroom 1 is wonderfully bright with three east-facing windows. Bedrooms 2 and 3 are similar sizes and can each accommodate double, single or twin beds, with both enjoying pleasant west facing aspects. At the end of the hallway, the family bathroom is found, offering a bath with handheld shower, a separate walk-in shower, wash basin and WC. A practical utility/storage room is also located at the end of the hallway, providing plumbing for a washing machine and tumble dryer. The lobby has useful coat and shoe storage and a door to the outside.

Outside, a raised, ranch-style covered terrace sits by the front entrance, offering a sheltered spot to sit and enjoy the southeast outlook. To the west, a second raised deck captures the late afternoon and evening sun. The main garden surrounds the property, laid mainly to lawn and dotted with inviting seating areas, shrubs, and hedges. It feels wonderfully private - an intimate sanctuary for both residents and wildlife. At the top of the garden, a Nissen Hut has been converted into a private gym and benefits from an electricity supply.

Directly across the lane is a garage and ample parking for several vehicles, leading on to the paddock of approximately 1.82 acres. Lovingly used as an extension of the garden, it offers space for vegetable growing, recreation or simple enjoyment of the outdoors. Surrounded by mature hedges and trees and overlooking the valley and hills beyond, this substantial piece of land provides a tranquil, unspoilt haven, entirely at one with nature.



## KEY FEATURES

- Ideal Re-Development Opportunity
  - Superb Rural Location
  - Stunning Countryside Views
  - Detached Three Bedroom Bungalow
  - Snug, Study/Hobbies Room & Utility Room
- Garage & Driveway Off Road Parking for Multiple Vehicles
  - Spacious Wrap Around Garden
  - Adjacent Paddock of Approximately 1.82 Acres
  - Additional Nissen Hut - Ideal Gym or Workshop
- Short Drive to Shops, Facilities, Restaurants & Transport Links in Swanage & Corfe Castle



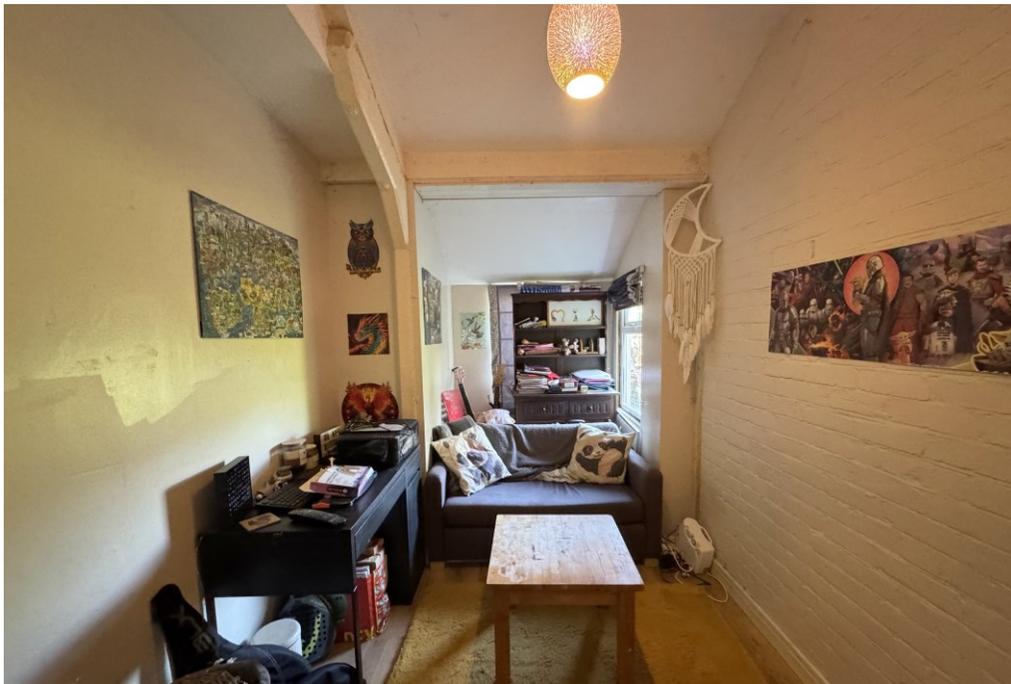




## ADDITIONAL INFORMATION:

Tenure  
Freehold

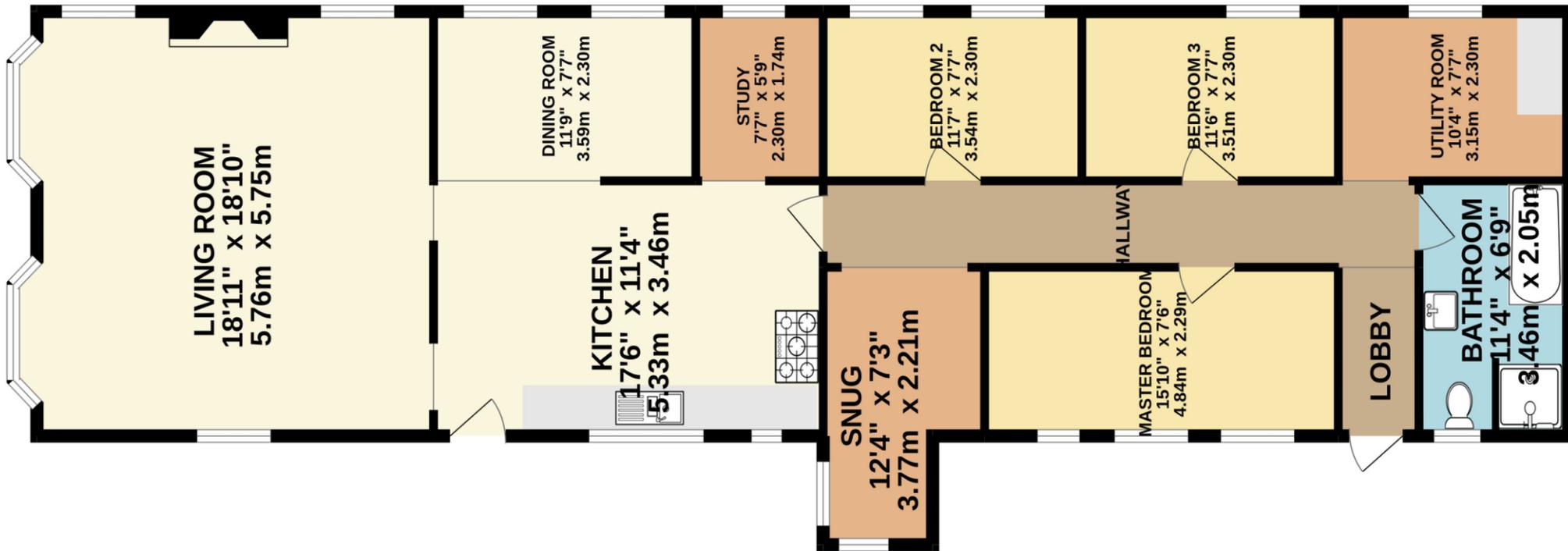
Council Tax  
Band D - Dorset Council



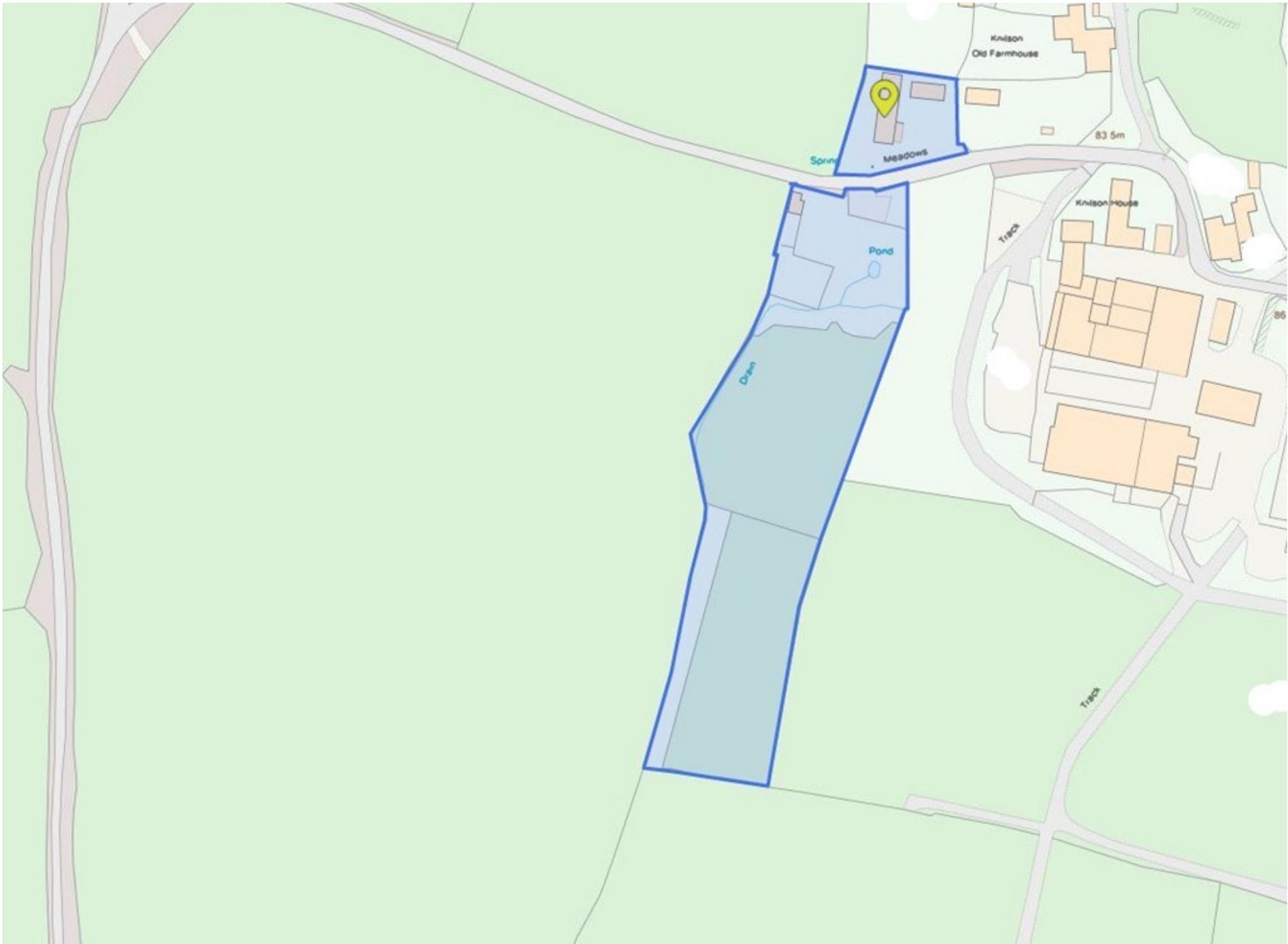




# FLOORPLAN



# SITE PLAN







## Viewing by Appointment Through the Vendor's Sole Agent

Mollaro Ltd ▪ Briggs House ▪ 26 Commercial Road ▪ Ashley Cross ▪ Poole ▪ BH14 0JR  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			66
(39-54) <b>E</b>			
(21-38) <b>F</b>		26	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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