



**Thornmoor House, Nr Corfe Castle**  
**£5,000 PCM to include maintenance of garden**

**Unfurnished**  
**Available April 2025**

Beautiful country house in an idyllic setting with stunning views over open heathland/moorland towards Corfe Castle and the Purbeck Hills.

The house is approximately 4,000 feet in size and boasts elegant reception space and well proportioned rooms, has the benefit of a self-contained one bedroom annexe and further outbuildings which include a studio/office/gym.

This impressive property is situated near Corfe Castle on the renowned Jurassic Coast and is ideally located for the numerous local beaches (Studland, Swanage, Kimmeridge Bay etc) and within 10 minutes drive to the mainline train station in Wareham, which has direct line access to London Waterloo.

The house is well located for several local schools, and for numerous independent schools; Castle Court & Dumpton Schools (from 3 to 13 years old) offer a local mini bus service to school from Corfe Castle, and Bryanston, Canford, Claysemore and Milton Abbey Schools (13 years plus) are all less than an hours drive from the house.

The house is arranged over two floors and comprises;

- Large Kitchen/Breakfast room with oil fired Aga
- Drawing Room with working fire and doors to the terrace
- Dining Room with wood burner
- Large Utility Room
- Larder
- Guest Cloakroom
- Master bedroom with dressing room and en-suite modern bathroom
- 3 Further Double bedrooms, all with en-suite bath/shower rooms
- Self-contained one bedroom Annexe
- Studio/gym/office
- Garage & workshop
- Landscaped Garden of approximately 3 acres enjoying magnificent views.

**OUTSIDE** The property is approached through a pair of electric gates to a private drive to the house. The grounds are approximately 3 acres of landscaped gardens, which include a small area for vegetables (with asparagus bed), greenhouse, stream, pond and various paved sitting/dining areas.

**TERMS** This property is not suitable for smokers, pets at the discretion of the landlord.

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.

**PERMITTED PAYMENTS** As well as paying the rent, you may also be required to make the following:

**Security Deposit**

5 week's rent

**Change of Tenancy Agreement**

£50 inclusive of VAT

**Late Payment of Rent**

3% above Base Rate from rent due date

**Loss of Keys/Security Devices**

Cost of replacement of keys/security device

**Early Termination of Tenancy**

Any unpaid rent or other reasonable associated costs.

**SERVICES**

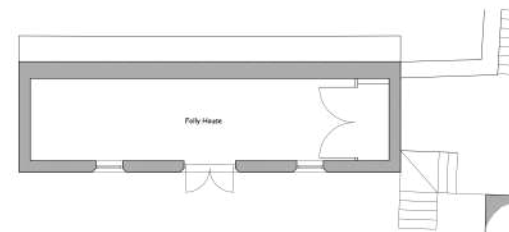
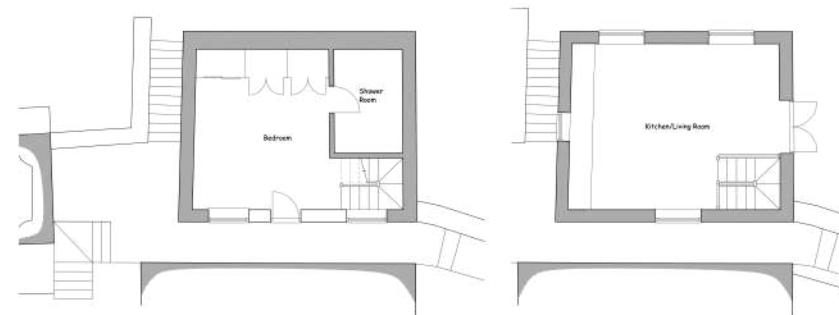
Mains electricity, private drainage and oil-fired central heating. Solar PV panels and an air source heat pump power the underfloor heating in the annexe and studio.

**COUNCIL TAX** We have been advised by Dorset Council that the property is Band "G".

**VIEWING**

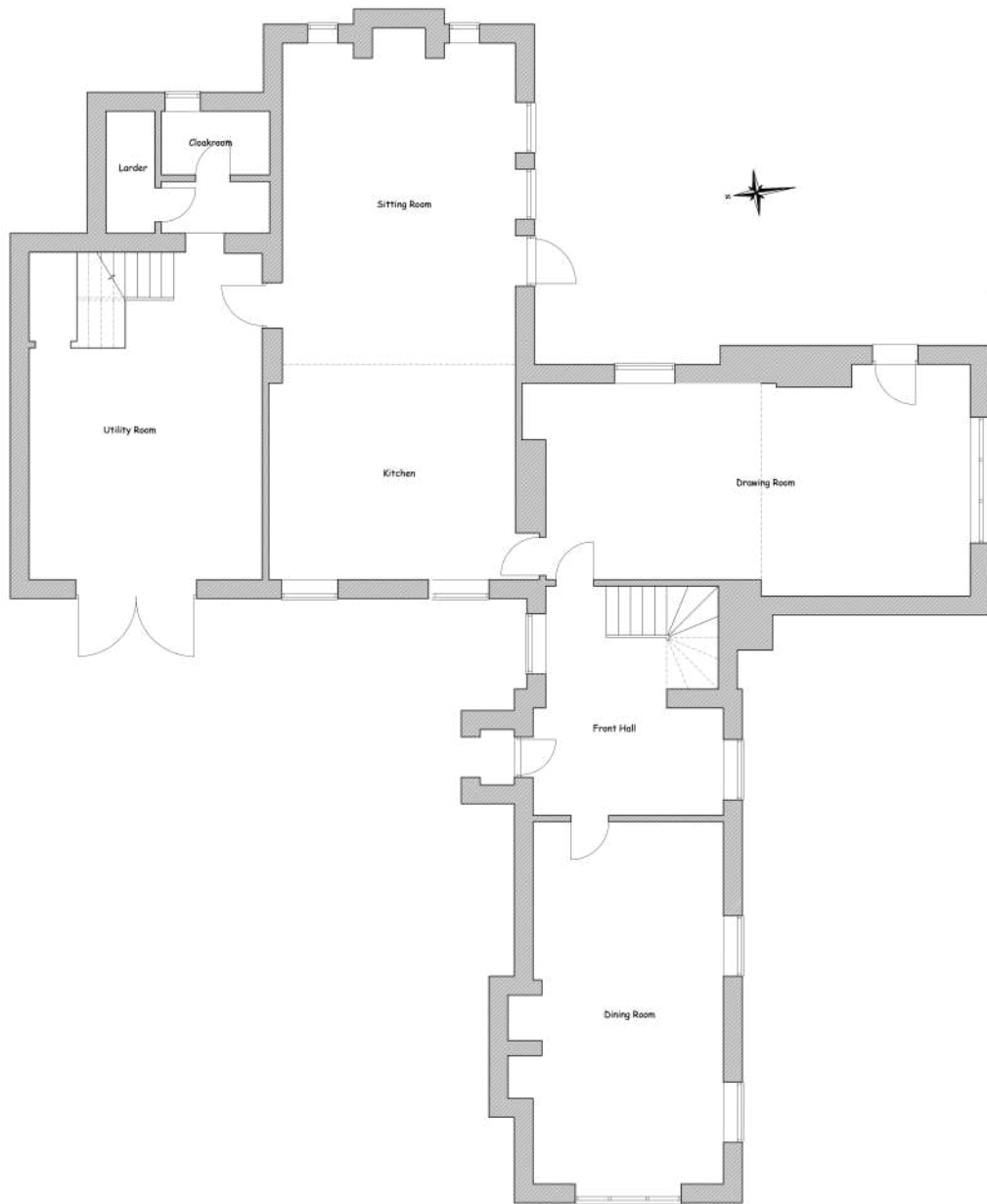
By appointment only please through the Sub-Agents, Corbens, 01929 422284. Please note the post code for this property is **BH20 5DN**.

Property Ref: LETS336



Annexe





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	48	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

### Thornmoor House

Thornmoor House  
Ground & first floor plans  
Indicative only  
Scaled from 1:50 drawings.

