



**24 WEST STREET, CORFE CASTLE**  
**£850,000**

24 West Street is an attractive Grade II Listed building in a favoured position approximately 300 metres from the village square and Castle Ruins. It currently comprises a terraced cottage and adjoining shop, however this has not operated for many years.

The original building, thought to be of solid stone construction with cement rendered upper elevations, dates back to the early 17<sup>th</sup> Century, although it has been extended and enlarged in more recent times. Planning Permission (application no: 6/2020/0142) has recently been granted to divide the property into two separate dwellings, as shown on the insert sheet of this brochure.

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.

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

Property Reference COR1366

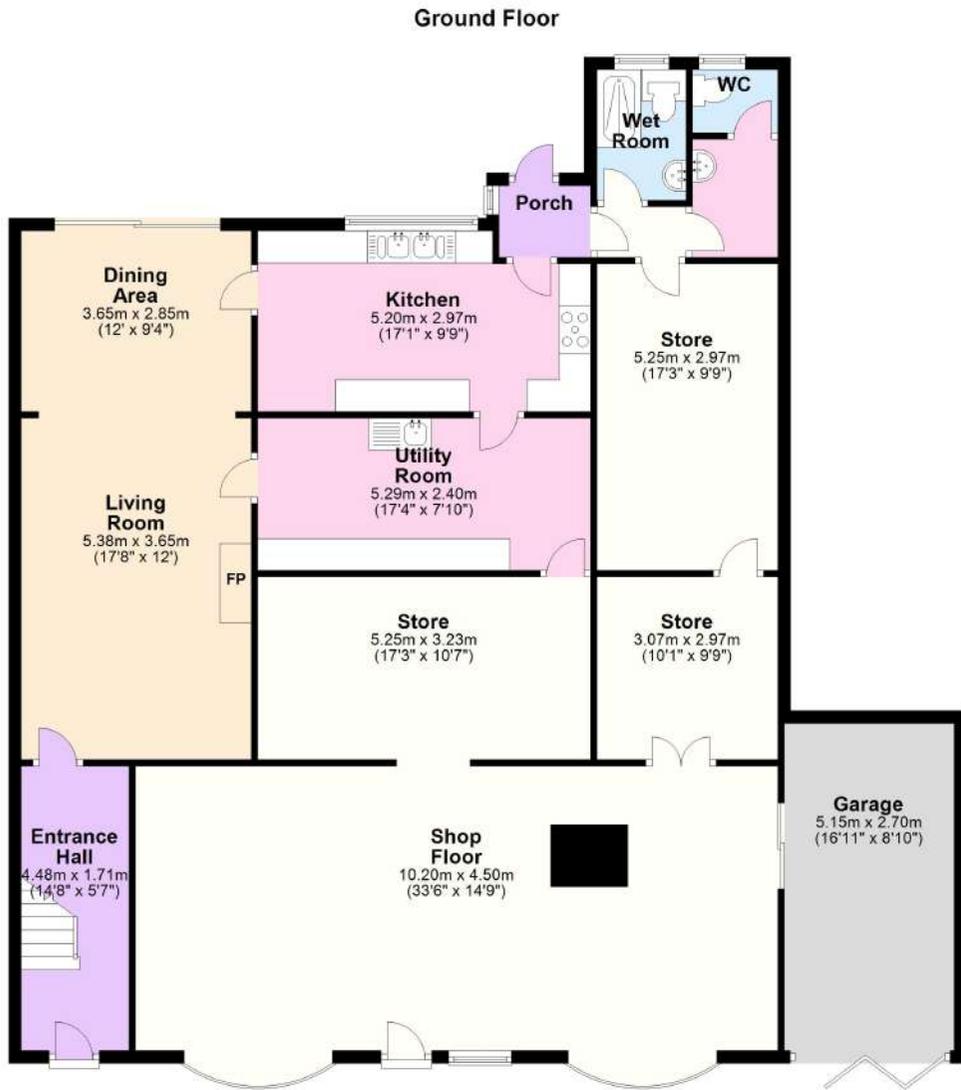
Council Tax Band F



Currently, there is a large shop area at the front of the building with attractive bay display windows and central entrance door. Beyond there are three large store rooms and access from the shop to the integral garage. A separate side entrance leads to the large through living/dining room. The living area has a Purbeck stone fireplace with wooden mantel and fitted wood burning stove, the dining area has sliding doors which span the width of the room and open on to the paved patio and rear garden. At the rear of the property the spacious kitchen is fitted with an extensive range of units and light units and leads to an equally sized utility room. A wet room and separate WC completes the accommodation on this level.

On the first floor there are four double bedrooms. The master bedroom is currently used as a second sitting room and is exceptionally spacious. It enjoys views over the garden to open country in the distance. The family shower room is fitted with a modern suite with large walk-in shower. There is also a loft room with vaulted beamed ceiling.

Outside, the property enjoys an attractively landscaped garden at the rear which is mostly lawned with paved patio area and well established shrubs and hedging creating a private and secluded space. There is an integral garage with folding timber doors.



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>		
(55-68)	<b>D</b>	55	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			



Total Floor Area Approx. 242m<sup>2</sup> (2,605 sq ft)

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.

