



WEYBAC, NORDEN, Nr CORFE CASTLE
£725,000 Freehold

This spacious detached bungalow is situated in a rural position mid-way between the villages of Corfe Castle and Stoborough, adjoining open country with Norden Heath nearby, which is designated as an Area of Outstanding Natural Beauty and a haven for a diversity of wildlife. It is thought to have been built during the late 1950s/early 1960s and is traditional cavity construction with cement rendered external elevations under a concrete interlocking tiled roof.

'Weybac' offers a spacious and versatile interior set in an attractive landscaped grounds which extends to approximately 0.866 acres (0.351 hectares). There is considerable scope to develop the property further if required, subject to planning consent.

The quintessential village of Corfe Castle is just over 1.5 miles away and lies at the centre of the Isle of Purbeck, 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.

Viewings are strictly by appointment through Corbens, 01929 422284. The postcode for this property is **BH20 5DT**.



The entrance hall welcomes you to 'Weybac' and leads through to the large dual aspect living room with attractive fireplace and living flame fire. The kitchen is fitted with range of modern coloured units, contrasting worktops and quality integrated Miele appliances. A throughway leads to the utility which is fitted with matching units, a Butler style sink and has plumbing for a washing machine. There is also access to the rear garden from this room.

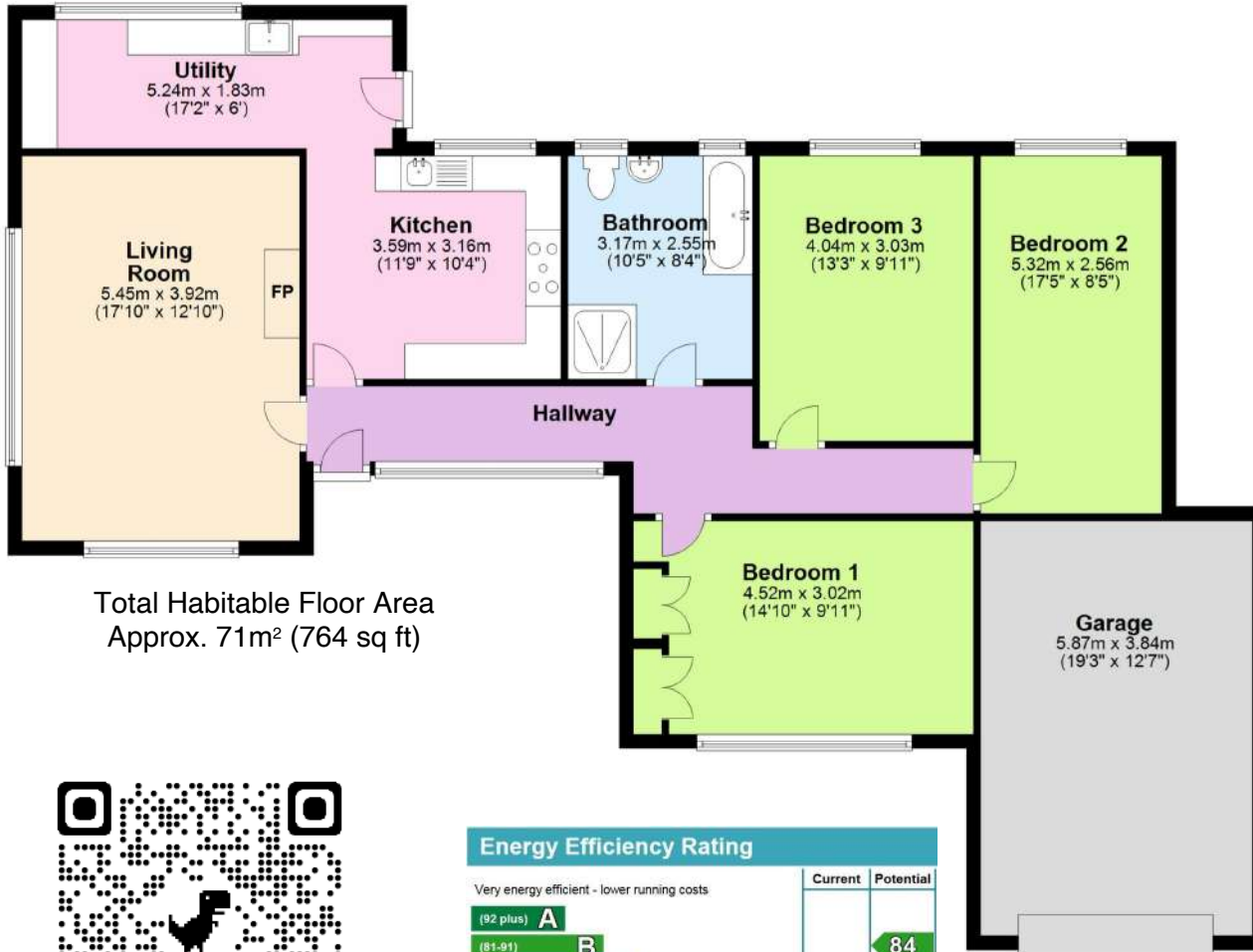
There are three double bedrooms, the principal bedroom is a particularly spacious South facing room and has the benefit of fitted wardrobes. Bedrooms two and three are also good sized doubles which overlook the garden at the rear. The spacious family bathroom is fitted with both a panelled bath and separate shower cubicle and completes the accommodation.

The attractive landscaped grounds surround the property and extends to approximately 0.866 acres (0.351 hectares). It has large lawned sections with shrub beds, mature trees, vegetable section, greenhouse and adjoins open country and Swanage Heritage Steam Railway line. A gravelled driveway with turning area provides parking for several vehicles and leads to the attached garage.

Services include mains water, gas and electricity. Septic tank drainage.



Ground Floor



Total Habitable Floor Area
Approx. 71m² (764 sq ft)



Scan to view Video Tour

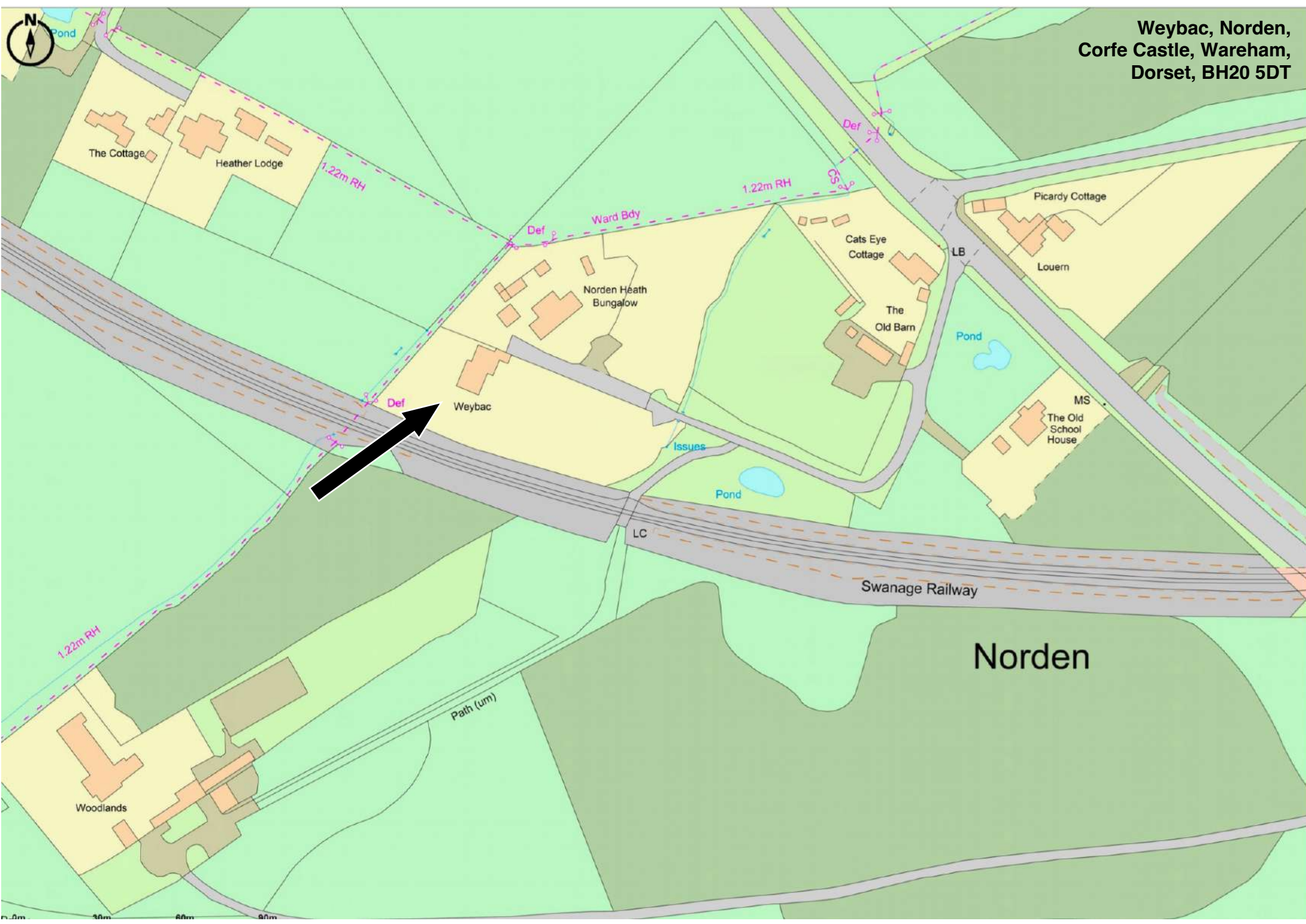
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	84



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.



Weybac, Norden,
Corfe Castle, Wareham,
Dorset, BH20 5DT



Path (um)

Norden

Swanage Railway

The Cottage

Heather Lodge

1.22m RH

Def

Ward Bdy

1.22m RH

Def

LB

Picardy Cottage

Louern

Norden Heath Bungalow

Cats Eye Cottage

The Old Barn

Pond

Weybac

Issues

Pond

MS

The Old School House

LC

1.22m RH

Woodlands

0m 30m 60m 90m

