



**TRUBIA, NORTH INSTOW, HARMANS CROSS**  
**£650,000 Freehold**

This detached chalet style residence stands in a fine semi-rural position and enjoys views over the adjoining open country to the Purbeck Hills. It was built during the 1950s and is of traditional cavity construction with external elevations being cement rendered under a pitched roof covered with concrete tiles.

'Trubia' offers spacious and versatile family accommodation with a large living room with vaulted ceiling and double doors leading to the paved terrace and rear garden, harmoniously blending inside and out and providing the perfect entertaining space.

The hamlet of Harmans Cross lies in the heart of the Isle of Purbeck, some 2.5 miles from the seaside resort of Swanage and a similar distance from the historic village of Corfe Castle. It has a large modern village hall and the popular railway station serving Corfe Castle to Swanage all year round. The market town of Wareham is some 8 miles distant and has mainline train service to London Waterloo (approx 2.5 hours). Much of the surrounding area is classified as being of Outstanding Natural Beauty and incorporates a World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 3DT**.

Property Ref HAR2104

Council Tax Band D - £2,558.82 for 2024/2025



The entrance hall welcomes you to this spacious family residence and leads through to the exceptional living room with attractive timber vaulted ceiling, feature wood burning stove and large picture window giving views over the garden. Glazed double doors open to the wide paved patio extending the inside/outside living. The kitchen is fitted with a range of wooden units, contrasting worktops and integrated appliances. There are three bedrooms on the ground floor, 2 doubles and a single all served by the stylish modern shower room. The study, which is ideal as a home office completes the accommodation on this level.

On the first floor there are two double bedrooms. The galleried principal bedroom is particularly spacious with twin South facing Velux windows and overlooks the living room. Bedroom two has sloping ceilings and enjoys views across the garden to open farmland and the Purbeck Hills in the distance. The bathroom is fitted with a white suite including corner panelled bath.

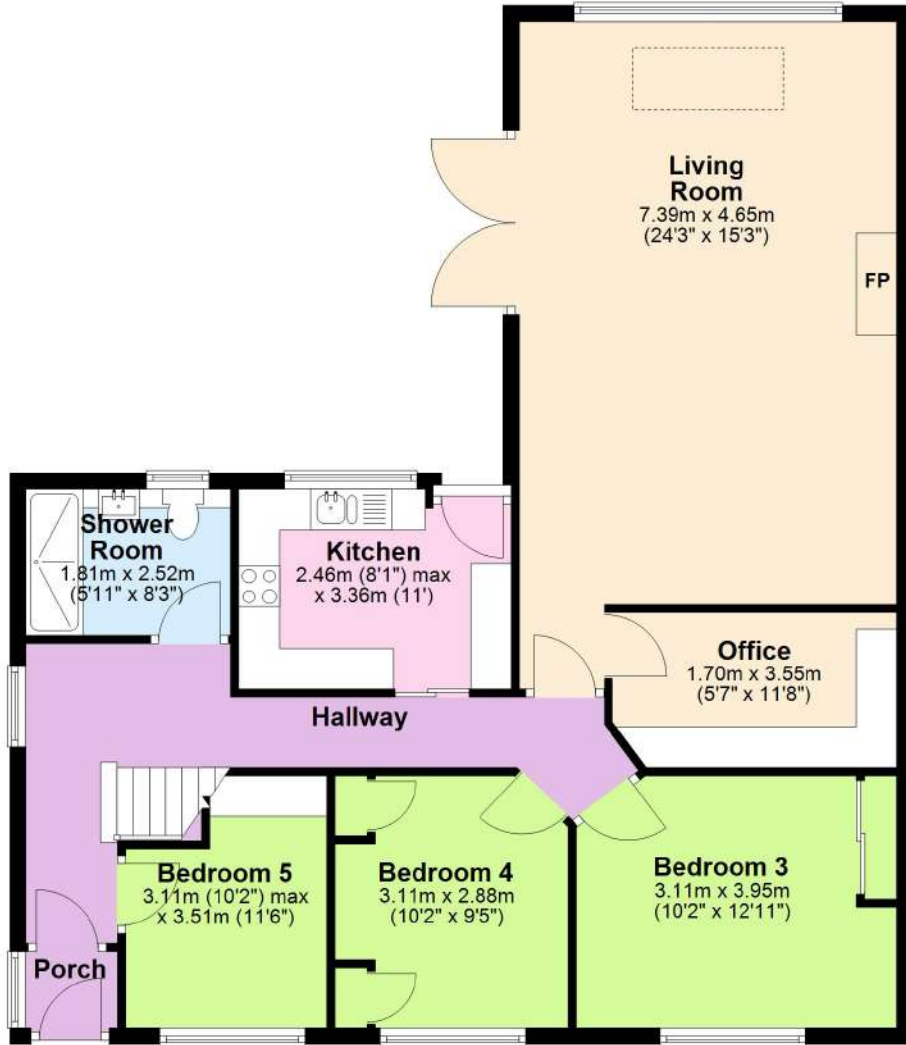
Outside, the front garden is mostly laid to lawn with flower and shrub beds. A concrete paved driveway provides parking for several vehicles and leads to the detached garage situated behind the property. At the rear, the large garden adjoins farmland and is mostly lawned with mature shrubs and trees, wide paved patio, timber summerhouse with decked area, garden sheds and second timber deck.



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	61	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

Ground Floor



First Floor



Total Floor Area Approx 133m<sup>2</sup> (1,432 sq ft)





