



APPLETREES, WEST STREET, CORFE CASTLE
Guide £1,500,000 Freehold

This is a rare opportunity to acquire a substantial and versatile detached family home with views of open country and the Castle Ruins in the sought after West Street, and adjoining Corfe Common at the rear. It was built by the current owners in the early 2000s and has attractive external elevations of natural Purbeck stone under a pitched roof covered with slate.

Appletrees is a unique home ideal for families, multi-generational living or those seeking additional income potential. It offers exceptionally generous living accommodation with a stylish modern decor set in attractive grounds adjoining Corfe Common and has views to the Castle ruins in the distance. The self-contained one bedroom annexe offers excellent flexibility - ideal as guest accommodation, a holiday let, or even as a home office - and has scope for extension into the attic room, subject to necessary consents.

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 mile 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 is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast.

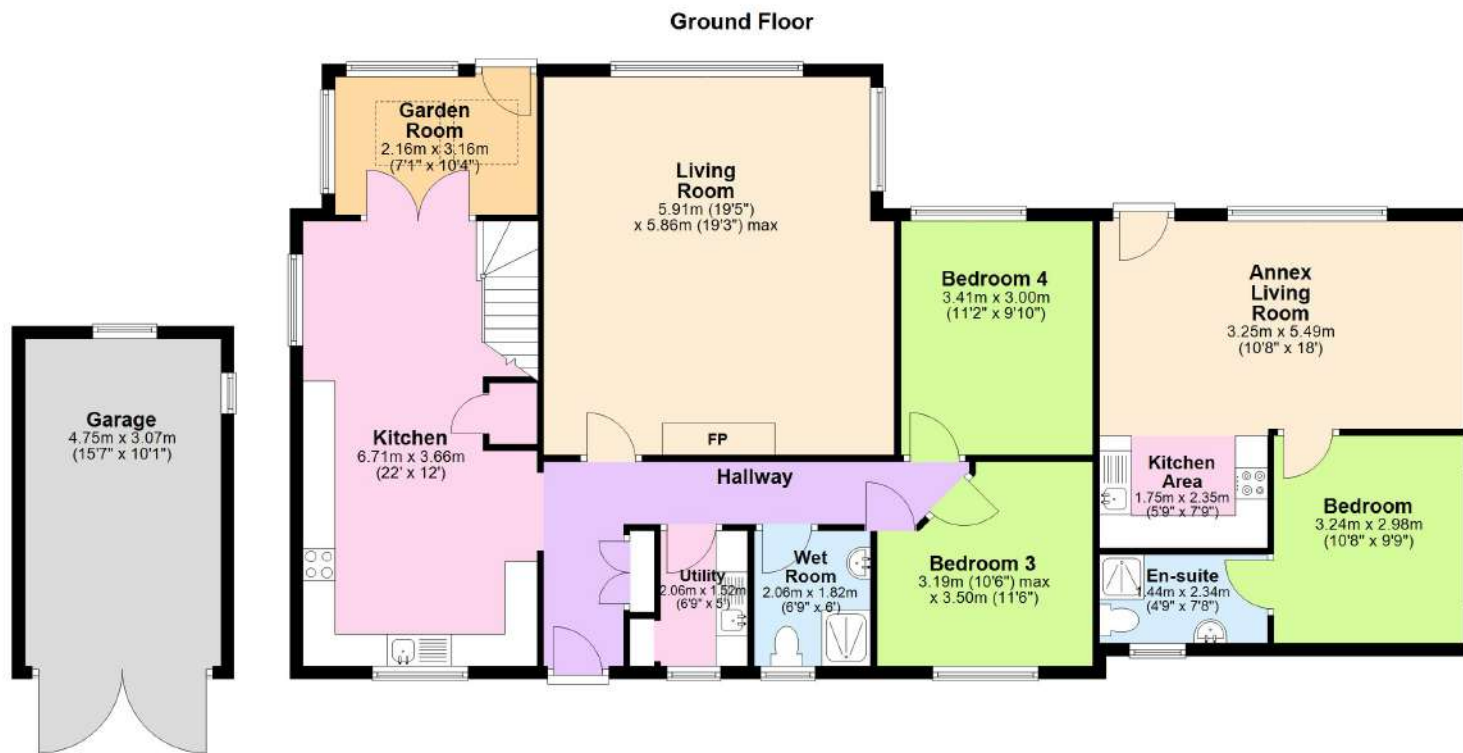
Viewing is strictly by appointment through the Agents, **Corbens, 01929 422284**. The postcode is **BH20 5HE**.



The L-shaped entrance hall welcomes you to Appletrees and leads through to the exceptionally spacious, dual aspect living room complete with views of Corfe Castle and a charming wood-burning stove, perfect for entertaining or relaxing in comfort. The stylish, kitchen is fitted with an extensive range of cream units, contrasting worktops and integrated appliances providing an attractive and practical space for everyday living and family meals. Double doors open to the dual aspect garden room which in turn has access to the rear garden. There are two double bedrooms on the ground floor, both served by a spacious wet room. There is also a utility on this level.

On the first floor there are two en-suite double bedrooms. The principal room is particularly spacious with views over the surrounding open country to the Purbeck Hills in the distance. It has the advantage of a range of built-in wardrobes, a walk-in wardrobe and an en-suite bathroom. Bedroom two is also a good sized double with similar views to the principal, and an en-suite bathroom.

Outside, the property boasts a beautifully landscaped garden, thoughtfully designed for year round enjoyment. It adjoins open common land with picturesque views toward the historic castle ruins. Additionally, there is a lapsed planning consent for a detached dwelling on the grounds, offering a rare opportunity (subject to reinstating permissions and re-establishing access).



Important Note:

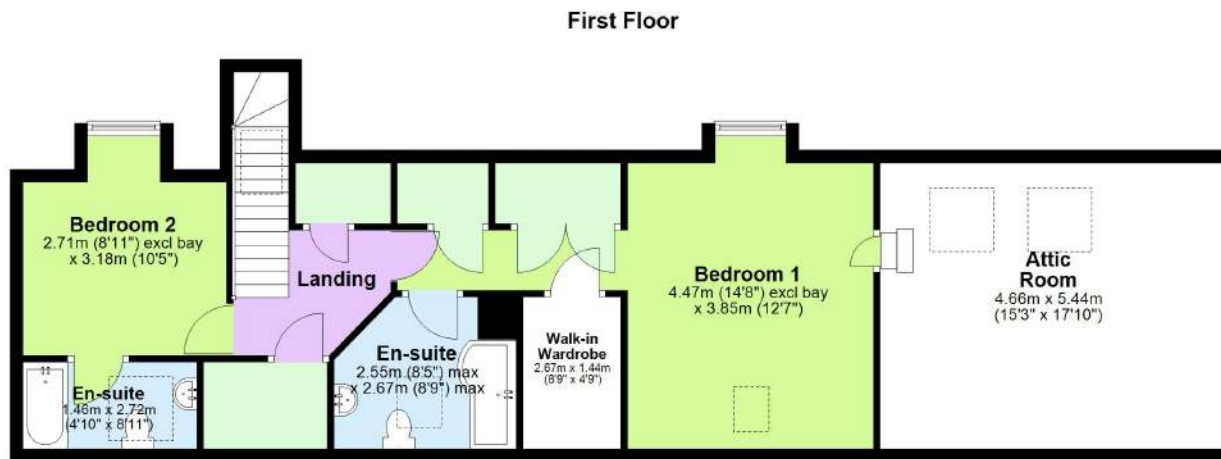
The sale of the property will be subject to an overage charge where any future redevelopment of the garden will have to pay 30% of the increase in value for a period of 10 years from completion.



Total Floor Area
Approx. TBCm² (TBC sq ft)

Council Tax for 2025/2026
Main House Band F - £3,731.39
Annexe Band A - £1,722.18

Property Ref COR2140



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THE PROPERTY MISEDSCRIPTION 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.





0m 20m 40m 60m







