



3, AILWOOD FARM, AILWOOD, CORFE CASTLE
Offers in Excess of £595,000 Freehold

This is an exceptionally rare opportunity to acquire a detached farmhouse set in grounds of approximately a quarter of an acre. 3, Ailwood Farm is situated in a superb rural position, sheltered by the Purbeck Hills and commands fine country views to the South. The original building is thought to date back to the 1800s, although extended during the 1930s and offers potential for sympathetic restoration.

Directions From Corfe Castle take the A351 to Swanage, after approximately 2.5 miles, at Harmans Cross turn left (signposted for Tabbits Hill Lane), approximately three quarters of a mile further turn right at the T-junction. The property is then about a third of a mile on the left hand side. The post code for the property is **BH20 5JA**.

Ailwood is a tranquil rural hamlet situated just outside of the historic village of Corfe Castle, in the heart of the Isle of Purbeck. Set amidst gently rolling countryside and framed by the dramatic Purbeck Hills, Ailwood offers a peaceful and secluded environment, ideal for those seeking a quiet lifestyle immersed in nature. The surrounding area is rich in wildlife and popular with walkers, cyclists, and nature enthusiasts, with extensive networks of bridleways and footpaths. Transport links include the heritage Swanage Steam Railway, connecting Corfe Castle to Swanage, and mainline rail services to London Waterloo from Wareham, some 5 miles distant.



This characterful farmhouse requires complete renovation throughout, offering a blank canvas for those wishing to restore or reimagine the space to their own specification.

Internally, the accommodation would benefit from a full program of works including structural repairs, rewiring, new plumbing, insulation, windows, and internal reconfiguration. However, the building's inherent character and superb setting beneath the Purbeck Hills offer the chance to create something truly special.

With countryside views, a generous plot, and enormous scope, subject to planning consent, this is a unique project in a rural location.

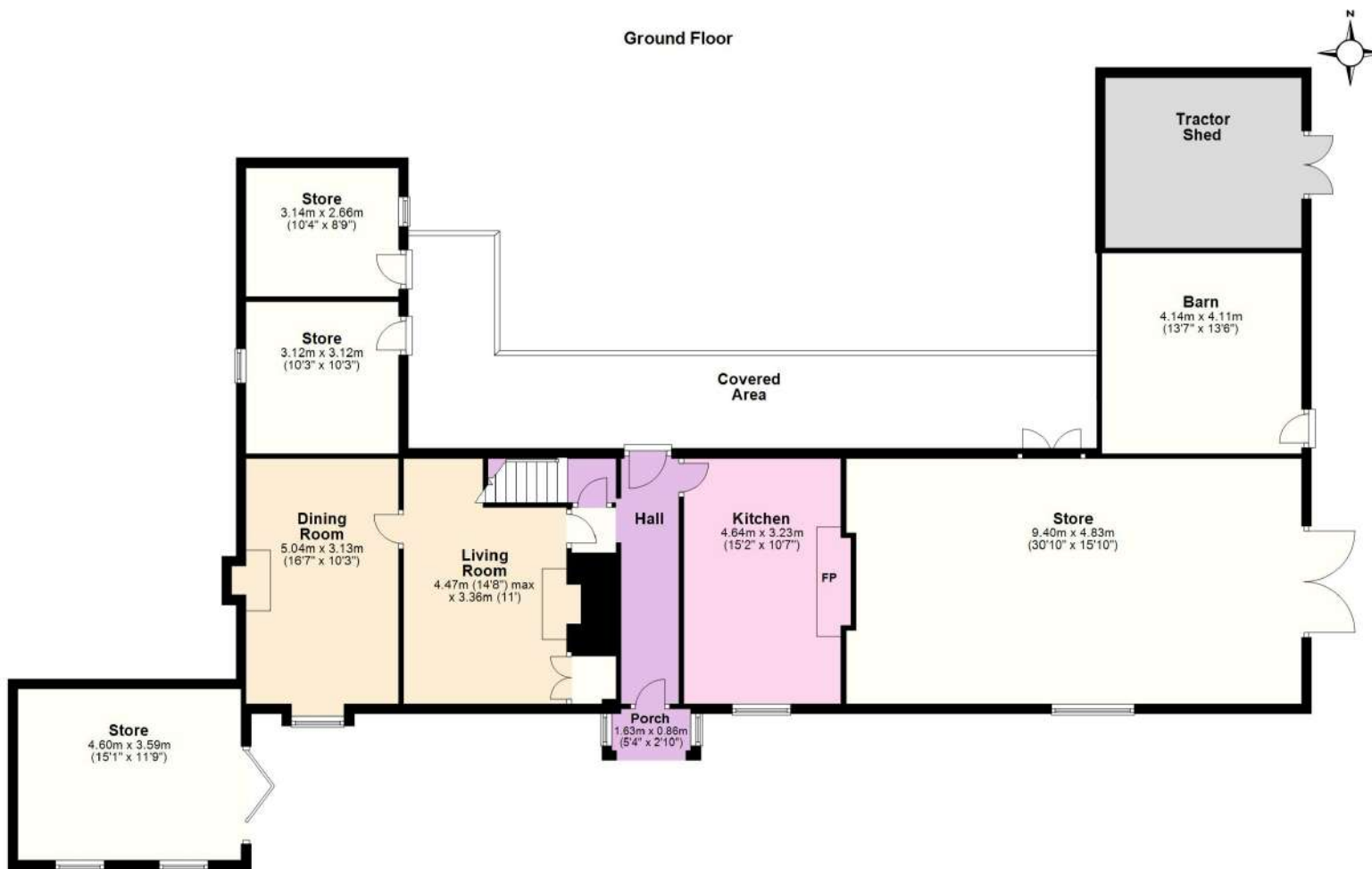
Viewing is strictly by appointment through the Sole Agents, **Corbens, 01929 422284**.

Important Note: Anyone wishing to view the property will be asked to sign a statement to the following effect: We understand that the building is in relatively poor condition, when inspecting the property we understand that we do so at our own risk.

Property Ref COR1816

Council Tax Band D - £2,583.27 for 2025/2026

Ground Floor



Energy Efficiency Rating		
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	1	18
Not energy efficient - higher running costs		

First Floor



Total Floor Area Approx. 111m² (1,195 sq ft)

Services

Mains water, and electricity.

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.

