



OSMOND'S HOUSE, 95 WEST STREET, CORFE CASTLE
GUIDE PRICE £1,250,000 Freehold

This is a rare opportunity to acquire an exceptional residence owned by the same family since 1965. It is situated in an outstanding, sought after tranquil location, approached by a private lane leading off West Street, and adjoining Corfe Common to the rear. Set within secluded grounds of approximately 1.35 acres (0.54 hectares), it is about half a mile from the centre of the village which is dominated by the old Castle Ruins. There are fine views from the first floor to the adjoining open countryside and the Castle in the distance and, whilst in need of updating throughout, this unique home offers extensive versatile accommodation, with added potential for families wishing to create multi-generational living or those seeking additional income potential.

Built in the 1930s, the property is constructed of brick and render under a conventional pitched roof, the original section being stone tiled which was fully replaced in 2023; the remainder is shingle tiles. Several extensions have been added in later years and the property is within the Corfe Castle Conservation Area.

The quintessential village of Corfe Castle lies at the centre of the Isle of Purbeck, sitting to the west of the seaside resort of Swanage (5 miles distant) with its fine, safe and sandy beach; and to the south of 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 5HB**.



Welcoming you to this substantial family residence, the hallway leads directly to the generously sized dining room with brick fireplace, AGA and original parquet flooring. Beyond this is the kitchen area, fitted with a range of units and with a useful larder cupboard. Also on this level there is a good sized double bedroom, shower room and separate cloakroom, with the hallway leading to the side of the house where there is a large workshop with access to both the front and rear gardens, together with a smaller workshop and three stores. Subject to the necessary planning consents, these areas could offer excellent potential for further accommodation or ancillary living space.

Two sets of stairs lead from the dining area to the first floor and to the half level living room. These upper levels have an independent access from the living room to the rear garden and could therefore be arranged to create two separate units ideally suited for multi-generational living or providing a home with income.

The exceptionally sized triple aspect living room is a particular feature, looking over the garden and having a Purbeck stone fireplace and wood burning stove. Leading off is a second kitchen area fitted with a range of units and from there, a short flight of stairs also leads to the first floor where two further double bedrooms and a bathroom complete the accommodation. Both bedrooms have fireplaces and are dual aspect, with Bedroom 2 enjoying views over the village to the Castle.

The property is approached by a gravelled driveway providing ample parking, together with two garages. The garden adjoins Corfe Common and is lawned with mature shrubs and trees and includes an area of paddock. In total, the plot measures approximately 1.35 acres (0.54 ha).



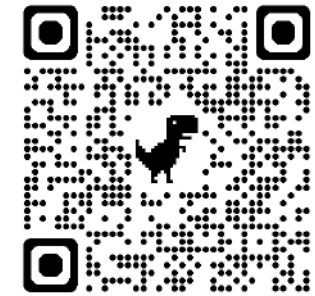
Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E			
(21-38) F		34	
(1-20) G			
Not energy efficient - higher running costs			

Total Habitable Floor Area
Approx. 167m² (1,798 sq ft)

First Floor



Scan to View Video Tour

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.



Osmonds House, 95 West Street, Corfe Castle, Dorset, BH20 5HB

