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OLIVER MILES

Chartered Surveyors
Estate Agents



East Street, Corfe Castle BH20 5EQ
OIEO £300,000

"Farriers Lodge" Sympathetically Refurbished 17th Century Character Cottage in the Shadow of Iconic Corfe Castle



- ❖ Thatched Terrace Cottage
- ❖ 2 Bedrooms (1 En-Suite)
- ❖ Ground Floor Bathroom & WC
- ❖ Investment Opportunity

- ❖ Many Period Features
- ❖ West Facing Rear Garden
- ❖ Gas Central Heating
- ❖ Close Village Centre , "Halves" Fields & Countryside Walks

LOCATION AND DESCRIPTION

This terraced Cottage is situated in the popular village of Corfe Castle approximately 300 metres from the Village Square, inns and local stores, and a short walk to the historic & National Trust managed Corfe Castle ruins. The train line operating a steam train service to Swanage (shortly to be linked to Wareham and the main Weymouth/Waterloo line) is approximately 5 minutes' walk and the bus link to Poole/Swanage is close by. A short distance away are local open field space with fitness and children's play/outdoor areas and countryside walks over the Purbeck Hills to Studland and Lulworth.

The original building, thought to be Grade II Listed, is of stone construction under a thatch roof with a more recently added single storey extension to the rear which has external cement rendered elevations under a slate roof. Many period features have been retained and benefits include gas fired central heating, some secondary glazed windows, en-suite shower to the master bedroom, ground floor bathroom/wc and an enclosed West facing rear garden. The cottage has been successfully holiday let as self-catering accommodation for several years. We are advised that some of the furniture can be purchased, if required.

Residents may apply to Purbeck District Council for a residents parking permit in a local public car park.

GROUND FLOOR

ENTRANCE LOBBY

Fitted cupboard.

KITCHEN/BREAKFAST ROOM (E)

4.37m + recess x 4.14m (14' 4" + recess x 13' 7") Range of oak units with worktops, cupboards and drawers. Inset sink unit, under oven with gas hob and filtration hood over, Neff dishwasher. Stone Inglenook fireplace with gas solid fuel stove. Door and enclosed staircase to first floor with cupboard under. Window seat. Tiled floor.

SITTING ROOM (S & N)

4.8m x 2.83m (15' 9" x 9' 3") Fitted cupboard and shelving. Stone Inglenook fireplace with gas fired log basket and chimney. Double glazed doors to garden.

BEDROOM 2 (S, W & N)

4.8m into bay x 2.96m (15' 9" into bay x 9' 9") 2 fitted cupboards housing dropdown beds. Hatch to roof void. Double glazed doors to garden.

UTILITY ROOM

1.73m x 1m (5' 8" x 3' 3") Gas fired central heating boiler serving heating radiators. Linen cupboard and plumbing for washing machine. Roof light.

BATHROOM (W)

Suite comprising panelled bath with independent mains shower over, wash basin and wc. Automatic extractor fan. Fully tiled walls to bath surround.

FIRST FLOOR

BEDROOM 1 (E & W) L-shaped

4.96m incl. stairwell x 4.2m (16' 3" incl. stairwell x 13' 9") Fitted wardrobe. Hatch to roof void.

EN-SUITE SHOWER ROOM

Shower cubicle with mains operated shower, wash basin and wc. Automatic extractor fan.

OUTSIDE

The enclosed **Rear West Facing Garden**, with views to the Purbeck Hills, is part crazy paved, the remainder is lawned with shrubs and flower borders. **Timber Shed**.

SERVICES

All mains services connected. Gas fired heating.

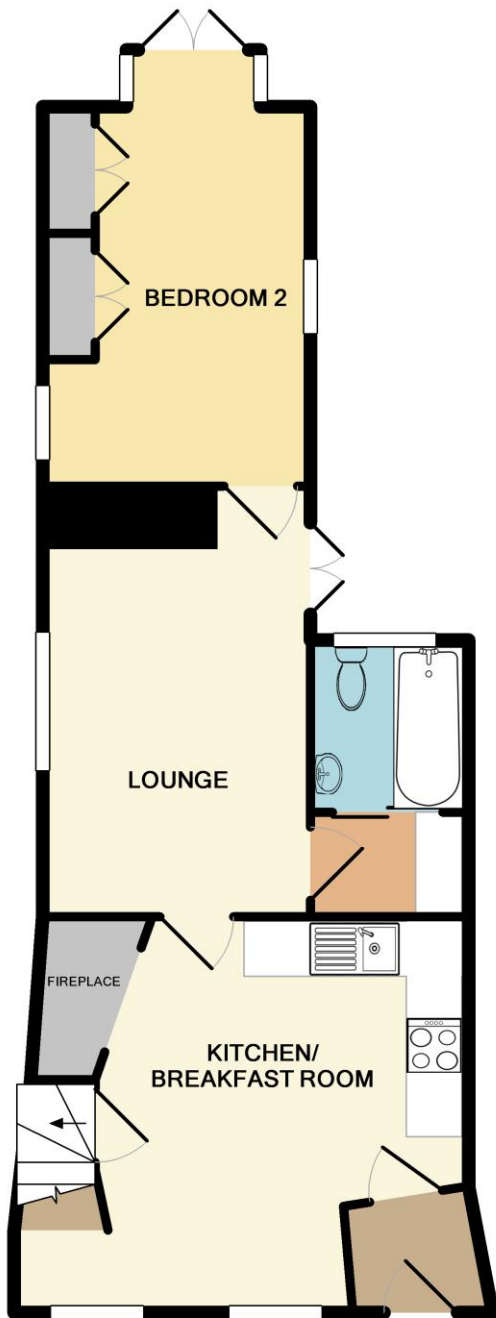
COUNCIL TAX

The Council Tax band would most likely be Band D (subject to assessment) which is currently £1781.32 2015/16.

We are advised by Purbeck District Council that the property has a Rateable Value of £2,500 and the Rates Payable £1,177.50 for 2014/2015

VIEWINGS: By appointment only through Agents Oliver Miles **01929 426655** or sales@olivermiles.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 554 SQ.FT.
(51.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 218 SQ.FT.
(20.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 772 SQ.F'

Whilst every attempt has been made to ensure the accuracy of the floor of doors, windows, rooms and any other items are approximate and no omission, or mis-statement. This plan is for illustrative purposes only a prospective purchaser. The services, systems and appliances shown have as to their operability or efficiency can be
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