



West Street
Corfe Castle, Wareham BH20 5HD



West Street

Corfe Castle BH20 5HD

- Beautifully Presented Purbeck Stone Cottage
- Stunning Beamed Barn Conversion Kitchen/Dining Room
- Two Further Reception Rooms
- Two Double Bedrooms and a Large Single
- Designated Parking Space Available
- Bespoke Flagstone Flooring with Underfloor Heating
- Large Well Stocked Garden with Spectacular Views of the Castle and Church
- Separate Garden Office with Heating and WiFi
- Generous Storage Space
- No Forward Chain





Welcome to Stonechat, a beautiful Grade II listed Purbeck stone cottage situated in the heart of the village. With three bedrooms, immaculately presented accommodation with many character features and designated parking nearby, just a stone's throw away from the castle.



Stepping through the front door, you are welcomed into the flagstone hall with plenty of coat hanging and space for shoes. A part glazed door leads to the utility room with washer and drier, expansive airing cupboard and door to a generous WC and shower room. The hall flows into the front reception with huge historic fireplace paying homage to the property's heritage, a perfect place to relax with a good book or to use as extra entertainment space. Understairs storage with pretty lighting provides the perfect wine store. The beautiful flagstone flooring continues down a couple of steps into the cosy sitting



room with small log burner, another beautifully presented room, a perfect hub for entertaining family and friends or relaxing after a long day. The huge surprise of the cottage lies beyond as you enter the magnificent barn conversion kitchen and dining room. This is a beautifully light and spacious area with vaulted ceiling, original beams, exposed Purbeck stone feature walls and skylights, and is bathed in natural light throughout the day. At the far end of the room, the dining area is bright and spacious with plenty of room for an eight seater dining table and chairs. The French window beyond leads to the pretty patio and garden. An extension to the side of the dining area provides a large space for a comfy sofa with plenty of cupboard space – an ideal spot for a TV/ play area.

The kitchen is fully fitted with modern base and eye level cupboards, range cooker with five ring gas hob, side by side American style fridge freezer with water and ice dispenser, integral dishwasher and dual Belfast sink. A breakfast bar further enhances the space, an ideal spot to enjoy coffee in the morning whilst gazing out over the Purbeck hills.

Upstairs, there are two double bedrooms, a good-sized single and the family bathroom. The principal bedroom is a large and pretty room with fitted wardrobes, bedroom two is another generous double room with large fitted wardrobe and bedroom three has plenty of space for a single bed and desk, with good size wardrobe/storage cupboard.

The family bathroom is equipped with bath with shower over, WC, vanity unit with integral basin and heated towel rail and a pretty window with stunning views across the Purbeck hills.

Outside, the property boasts a beautiful and well stocked upper garden with dramatic views of the nearby castle and the tower of the village church. Here there is a pretty brick built shed/store room and also a lovely sunroom, the perfect spot to enjoy a sun-downer as you watch the sun set over the hills.

A small cottage gate leads to the extensive lower garden with wild flower meadows on either side of a grass path leading down to the home office which is complete with heating and WIFI. Working from home could not be lovelier!

This cottage has been lovingly modernised whilst retaining its original charm and characterful features. With contemporary fixtures and fittings, this home offers stylish living with the added benefit of designated parking a few minutes' walk away. This is a rare opportunity to acquire a fine residence in the heart of the village and viewing is highly recommended.

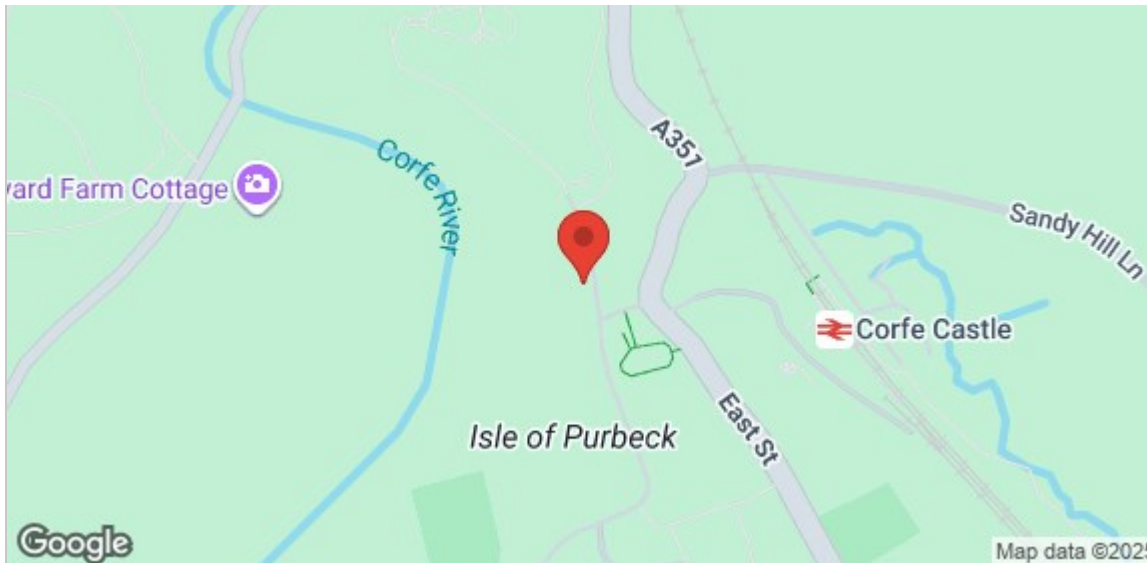


West Street, Corfe Castle, Wareham, BH20

Approximate Area = 1579 sq ft / 146.6 sq m
 Limited Use Area(s) = 28 sq ft / 2.6 sq m
 Outbuilding = 244 sq ft / 22.6 sq m
 Total = 1851 sq ft / 171.8 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Hull Gregson & Hull Ltd. REF: 1299544



Reception Room 15'1" x 13'10" (4.60 x 4.24)

Utility Room 9'2" x 4'7" (2.81 x 1.40)

Sitting Room 14'8" x 13'2" max (4.48 x 4.02 max)

Kitchen/Dining Room 31'2" into bay x 16'9" max (9.51 into bay x 5.13 max)

Bedroom One 14'8" x 13'3" (4.48 x 4.06)

Bedroom Two 12'4" x 9'1" (3.76 x 2.79)

Bedroom Three 10'1" x 6'6"/14'4" (3.08 x 2/44)

Garden Room/Office 16'11" x 8'1" (5.18 x 2.47)

Sun Room 8'2" x 5'11" (2.51 x 1.81)

Store 6'4" x 5'11" (1.95 x 1.81)

Shed 4'2" x 3'8" (1.29 x 1.12)

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: House
 Property construction: Standard
 Tenure: Freehold
 Council Tax Band: E
 Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.