

DAIRY COTTAGE

WOOLGARSTON • CORFE CASTLE • DORSET



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WOOLGARSTON • CORFE CASTLE • WAREHAM • DORSET • BH20 5JD

A MOST CHARMING LISTED GRADE II COTTAGE AND RANGE OF
FORMER FARM BUILDINGS WITH CONSENT FOR RESIDENTIAL
CONVERSION TOGETHER WITH ABOUT 7 ACRES OF LAND

ACCOMMODATION

Sitting room • Kitchen diner • Store room • Two bedrooms • Bathroom

Range of stone outbuildings with listed building consent for conversion • Yard and parking
Gardens and paddock

In all about 7 acres



Savills Wimborne

Wessex House, Wimborne
Dorset, BH21 1PB
ashley.rawlings@savills.com
01202 856 873



SITUATION

Dairy Cottage occupies a splendid rural position in the Hamlet of Woolgarston close to the historic village of Corfe Castle which has a good variety of amenities including shops, public houses, the renowned National Trust administered Corfe Castle ruins and a Heritage Steam Railway which runs between Wareham and Swanage. Both these towns provide a good variety of shopping, educational and recreational facilities with sporting pursuits including golf at Wareham and Studland and water sports can be enjoyed along the magnificent Jurassic coast with Studland and Swanage Beaches being particularly popular together with other notable beauty spots such as Lulworth Cove and Chapmans Pool. Communications in the area include a mainline railway station at Wareham with a regular service between Weymouth and London Waterloo and the A31 can be joined to the north at Bere Regis.

DESCRIPTION

Dairy Cottage is a most attractive listed Grade II Purbeck stone cottage attached on one side to a neighbouring property and forming part of a courtyard of traditional farm buildings which in recent years have received consent for residential conversion and the opportunity to create an exciting and charming larger country property. The cottage itself has recently undergone a process of renovation and provides characterful well arranged accommodation over two floors with the further opportunity to convert a store room on the first floor subject to the necessary consents. Internally the property has great character, on the ground floor is an attractive sitting room with exposed stone wall, ceiling timber and wood burner and a well appointed kitchen with range cooker, window seats and attractive quarry tiled floor. On the first floor are two double bedrooms and a bathroom. There is also a store room with loft space with potential for further

accommodation subject to planning permission.

OUTSIDE

The property is approached from a quiet lane via a track leading into an enclosed yard at the rear of the property and provides ample parking for cars. The cottage and buildings are laid out in a courtyard arrangement and beyond one of the barns, to the west, is a level area of garden at the bottom of which a footbridge leads across the ditch to a pretty paddock which rises gently to the north west and from which there is separate vehicular access to the road. From the top of paddock there are lovely views back towards the property and in all directions there are blissful views towards the surrounding hills.





DIRECTIONS (BH20 5JD)

Proceed out of Wareham along the A351 and as you reach the village of Corfe Castle, take the second turning on the left hand side into Sandy Hill Lane, passing under the railway bridge and after about 1.5 miles, on the right hand side after a pretty dry stone wall is the track leading down to Dairy Cottage which is on the right. Please park in the yard.

SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

LOCAL AUTHORITY

Purbeck District Council, Westport House, Worgret Road, Wareham, Dorset BH20 4PP. Telephone 01929 556561. Planning Application: Planning Permission – 6/2019/0561

VIEWING

Strictly by appointment with Savills.



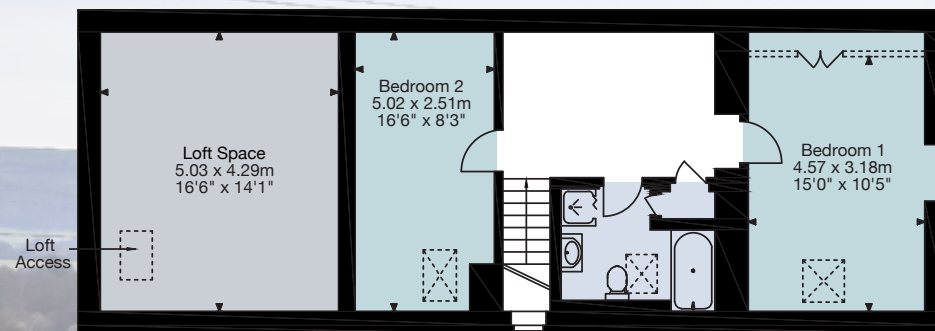
Dairy Cottage, Woolgarston, Corfe Castle, Wareham, Dorset BH20 5JD

Gross Internal Area (Approx)

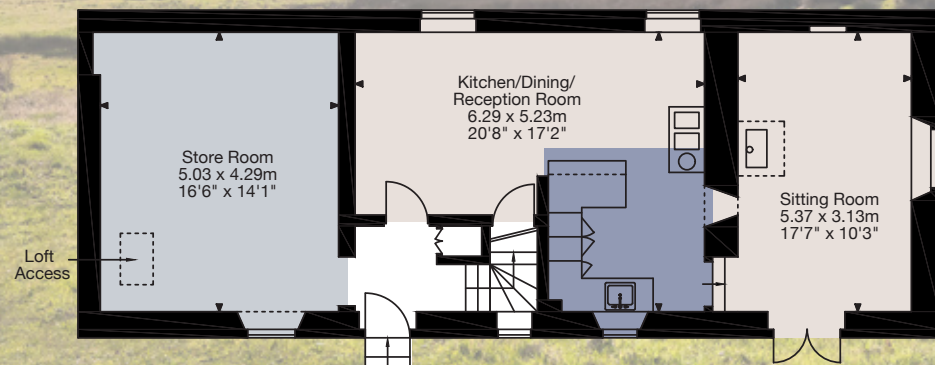
Main House 149 sq m /1,607 sq ft

Outbuildings 125 sq m /1,344 sq ft

Total Area 274 sq m /2,951 sq ft



First Floor



Ground Floor



Outbuildings

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