Most handsome Grade II listed country house, set in gardens and parkland of about 6.26 acres
Corfe Castle ½ mile, Wareham 6 miles (London Waterloo 2hr 43 minutes), The coast at Kimmeridge 3.5 miles, Studland & Swanage 6.5 miles,

Main House
Reception hall • Study • Drawing room • Dining room
Inner hall • Pantry • Kitchen/breakfast room • Cloakroom • WC
Landing • Master bedroom • 4 further bedrooms • Family bathroom
Shower room • Attic room

South Wing
Cloakroom/utility room • Kitchen • Bathroom • Sitting room
Double bedroom • Attic rooms

Garden Cottage
Entrance hall • Dining room • Kitchen • Utility room • 2 bedrooms
Bathroom • Sitting room • Garage

Copper House
Workshop • Wash house • Store

Numerous outbuildings
Garaging for 5 cars • Workshops • Stores

Private drive with ample parking
Mature gardens with views towards Corfe Common
Terrace and main lawn • Parkland • Woodland

In all about 6.26 acres
SITUATION
The Glebe House occupies a glorious rural location at the foot of the Purbeck ridge between the villages of Church Knowle (1 mile) and Corfe Castle (½ mile). Church Knowle has a public house and a 13th century church, whilst Corfe Castle offers a wide range of additional amenities including a bakery, several public houses, village shop and the famous castle ruins, now in the ownership of the National Trust, from which the village derives its name. In addition the village has the enchanting Swanage railway running through which offers services between Wareham and Swanage, many of which operate with original steam powered engines. The surrounding countryside is part of the Dorset Area of Outstanding Natural Beauty and the coastline, surrounding the Isle of Purbeck on three sides, is designated a UNESCO World Heritage Site owing to the breathtaking and historically valuable Jurassic coast, along which runs the South West Coastal Path. The larger towns of Wareham, Swanage, Poole, Bournemouth and Dorchester are within easy motoring distance. Sporting facilities in the area include nearby golf courses at the Isle of Purbeck Golf Club and the Dorset Golf & Country Club at Wareham. There is horse racing at Salisbury and Wincanton and hunting with the Portman and South Dorset Hunts. There are excellent shoots locally and both river and sea fishing. The area is renowned for its extensive network of bridleways and footpaths, many of which lead to the coastline and notable visitor attractions such as Kimmeridge Bay, Tyneham & Lulworth Cove as well as the magnificent bathing beaches at Studland and Swanage. A full range of water sports are within easy reach along the Dorset coast with a large sheltered harbour at Poole as well as the Olympic and now National Sailing Academy which is located at Portland. Schooling in the area is outstanding and includes Canford, Bryanston, Clayesmore, Milton Abbey and the Sherborne Schools, together with a number of preparatory schools and good quality primary and secondary schools.
DESCRIPTION

The Glebe House is a most handsome period country property, dating back in part to the 17th century. The property is constructed in four parts creating a courtyard to the west, the main house forming the largest part and being of painted render under a slate roof with attractive sash windows giving classical symmetry to the front, and on the eastern elevation, a two storey bay providing wonderful views from the master bedroom and drawing room over the parkland to the east. The layout provides flexible accommodation with the main house having three fine reception rooms, an elegant hallway leading to an inner hall with most attractive staircase to a galleried landing and on the first floor a delightful master bedroom. Protruding to the west, and currently separated, but interconnecting with the main house, are Garden Cottage and South Wing, both of which can be self contained, and beyond that The Old Coach House and stables, currently used as garaging. To the north a further wing currently provides useful workshop and storage space.

In all the property therefore could provide up to 11 bedrooms and 6 reception rooms. The house has not been subjected to inappropriate modernisation and although in reasonable order throughout, is now likely to require a certain degree of refurbishment including some exciting opportunities, subject to the necessary consents, in what is known as the Copper House.

HISTORICAL NOTE

The Glebe House was formerly the Rectory of Corfe Castle Parish and dates back, it is understood, to the late 17th century. The earlier house had been destroyed during the Civil War and much of the stone was used to repair the church which had been badly damaged. It was greatly improved by the Rev Sir Thomas Bankes l’Anson Bt in the middle of the 18th century. Despite these improvements, some 50 years later it was considered “a small and mean structure, much out of repair” and was completely remodelled and modernised in the late Georgian style during the incumbency of the Rev William Bond (1800-1820). The ceilings in the main rooms were raised and the large half octagonal bay added to what had probably been the original entrance front.

When the Rectory was moved into the village of Corfe Castle after The Great War, The Glebe House became a private residence. A tennis court was laid (long since unused) for the use of Wimbledon player, Bunny Austin, son-in-law of the owners. During the second World War the house was used by the British, American and Norwegian armies and also housed Italian prisoners of war. The present owners’ grandparents bought the property in 1952 and it has remained in the family ever since.
Gross internal area (approx.)

Main House: 445 sq m/4,793 sq ft
South Wing: 113 sq m/1,215 sq ft
Garden Cottage: 154 sq m/1,660 sq ft
Copper House: 77 sq m/825 sq ft
Remainder: 174 sq m/1,871 sq ft
Total: 963 sq m/10,364 sq ft

For identification only - Not to scale
ACCOMMODATION
Please see floor plans.

OUTSIDE
The Glebe House is approached from a quiet village lane where a private drive rises gently to the front of the property where there is a grass turning circle and parking for several cars. The gardens surround the property and are generally level and are mostly laid to lawn. The main formal part of the garden being to the east, where there is a delightful terrace outside the octagonal bay elevation which leads on to a lawn and a ha ha dividing the gardens from the parkland. To the rear of the house is a gently sloping lawn with mature trees, shrubs and plants and a charming semi-circular stone bench providing seating and glorious views to the south over Corfe Common. The bulk of the land stretches out to the east and creates a wonderful parkland setting for the property with some fine mature trees and the former walled gardens forming the rear boundary. The eastern boundary is also well screened by more than an acre of ancient woodland. Stabling and outbuildings provide storage. To the front of the South Wing is a small private garden for the use of that property and to the rear is the courtyard created by the main house, South Wing and Garden Cottage, which is laid to lawn dissected by a stone path, the back drop being a fine mature Wisteria which thrives in this sheltered sun trap.
DIRECTIONS
Take the Wareham bypass, the A351, signposted to Swanage. After approximately 5 miles, at the foot of the Castle, turn right signposted to Church Knowle, driving just below the Castle itself. After approximately 3/4 mile, The Glebe House will be found on the right hand side.

SERVICES
Mains electricity, water and drainage. Oil fired central heating in South Wing. Night Storage heating in The Glebe House and Garden Cottage. 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
Dorset Council, Westport House, Worgret Road, Wareham, Dorset BH20 4PR.
Telephone 01929 556561.
Post Code BH20 5NS.

VIEWING
Strictly by appointment with Savills.
Photographs taken 2019.

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