



The Old Forge

East Street, Corfe Castle

BH20 5EQ

UNIQUE RESTORATION
OPPORTUNITY

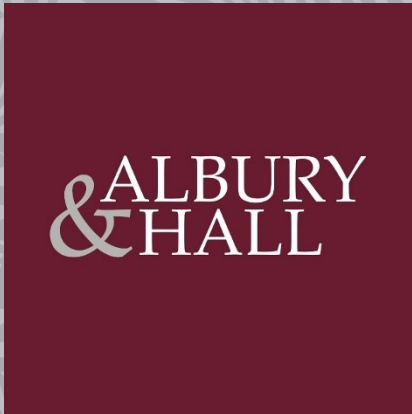
To restore this historic cottage & annex

Offers in the region of £410,000

ALBURY
& HALL

This is a rare opportunity to purchase a piece of this WORLD FAMOUS villages' past. Sitting at the top of the village with Corfe Castle being ever present in the backdrop, The Old Forge is a PRIME property full of character.

The gardens are equal to the cottage measuring approx. 1/4 acre with mature FRUIT TREES and shrubs.



IDYLIC
LOCATION



Having been in the same ownership since the 60s this property retains much of its ORIGINAL character. None more so than the "Forge Room". With its original hearth, BELLOWS and soot covered walls, this space gives a striking impression of how the village of Corfe Castle was in centuries past.

Having been used in more recent times as a gallery and exhibition space the room currently has use as a shop/showroom and with its PROMINENT position could become a haven for activities.

The cottage itself has gone through several changes in its time, most notably the conversion and attachment of the old stables into a self contained ANNEX appropriately named "The Stables". Ideal as a holiday let this space has its own access and PRIVATE garden.

STEEPED IN HISTORY





Access is gained from East Street with exposed beams and ORIGINAL stonework being the first notable features when entering.

The accommodation is very flexible in its design with a dining hall being a generous space to greet guests and host dinner events. A second reception room with CHARACTERFUL low ceilings would make for an excellent home cinema room or office. This space features a charming stone sill that looks to have once been CARVED into a wash basin.

The kitchen benefits from a vaulted ceiling and feature Purbeck Wall and gives access to the annex and upstairs.

This is a very spacious room and with its door to the garden is ideal for summer parties.

The living room also retains its original beams, a PURBECK STONE fireplace and access upstairs.

A utility space to the rear provides space for white goods and leads to the WC and bathroom.





The first floor comprises 3 bedrooms and a Jack and Jill shower room.

The main bedroom features the very large and untouched OAK BEAMS, a very characterful sight. There are also fitted wardrobes and dual aspect windows with those to the rear having a PRETTY outlook over the rear garden.

Bedrooms 2 and 3 are both of a good size with the 3rd bedroom also having access via its own staircase into the kitchen area.

The Jack and Jill shower room has access from the inner hall and main bedroom.



CHARM & CHARACTER





THE STABLES

Rarely found within the village, the property also benefits from its own SELF CONTAINED annex affectionately called "The Stables"

Comprising a kitchen, living space with drop down bed, exposed Purbeck Stone walls and a door to the private garden. A drop down staircase leads to an ATTIC ROOM that works well in combination with the rest of the annex accommodation. There is also a bathroom comprising a bath, WC and wash basin.

Being situated in the centre of Corfe Castle this makes for an ideal HOLIDAY LET with the potential to generate an excellent income. With parking in the nearby village car parks and access from Corfe Common this could be a very popular addition throughout the whole year.

With its ease of access this would also work for split or MULTIGENERATIONAL living.





The CHARACTER and SPACE continues outside with a stunning garden to the rear hosting a variety of trees and shrubs.

Spanning to approx. 1/4 acre this is a rare find in the village and boasts sun from DAWN until DUSK.

Adjacent to the cottage you find patios and seating areas, closely linked to the kitchen these are ideal for alfresco dining. The large lawn is perfect for a host of activities with the mature fruit trees creating an ORCHARD portion to the rear.

Adjoining The Stables is a private KITCHEN STYLE garden that could compliment any potential holiday lets.

There is also DIRECT access onto Corfe Common with its stunning scenery and walking.



GROUND FLOOR
1356 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TERRACE COTTAGE

TOTAL FLOOR AREA: 1980 sq.ft. (184.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EXAMPLE

Viewing by appointment through:

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