



Woolgarston

Corfe Castle

BH20 5JD

**CHARACTER GRADE II LISTED DETACHED 4 BEDROOM PURBECK STONE  
COTTAGE WITH OFF ROAD PARKING, LARGE GARDEN & PADDOCK ALSO  
1 BEDROOM ANNEXE OFFERING AIRBNB LETTING POTENTIAL**

**Guide Price £1,750,000**

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Nestled on the leeward side of Nine Barrow Down the settlement of Woolgarston is an unspoilt gem in the heart of the Purbeck countryside. Accessed by little more than a single track road unknown to many people, the peace and tranquillity of farmland, woodland and nature prevails. The views from this elevated position extend across the valley to the hills beyond, a patchwork of fields, hedges and trees, changing with every season.

Built of Purbeck stone under a stone tiled roof Woolgarston Cottage is an extremely attractive character cottage which has been extended and modernised through its life whilst retaining many original and endearing features.

The Front Door opens into a porch which in turn opens into the main house and reception rooms. The ground floor has a selection of rooms which flow very sociably throughout the internal and external areas. The Sitting Room is an impressive room with vaulted ceiling and exposed beams, a triple aspect room having a remarkable end wall of timber panelled glass pouring masses of light to the room and offering floor to roof views over the garden. A door to the front of the house opens into the garden, whilst a door to the rear opens onto a

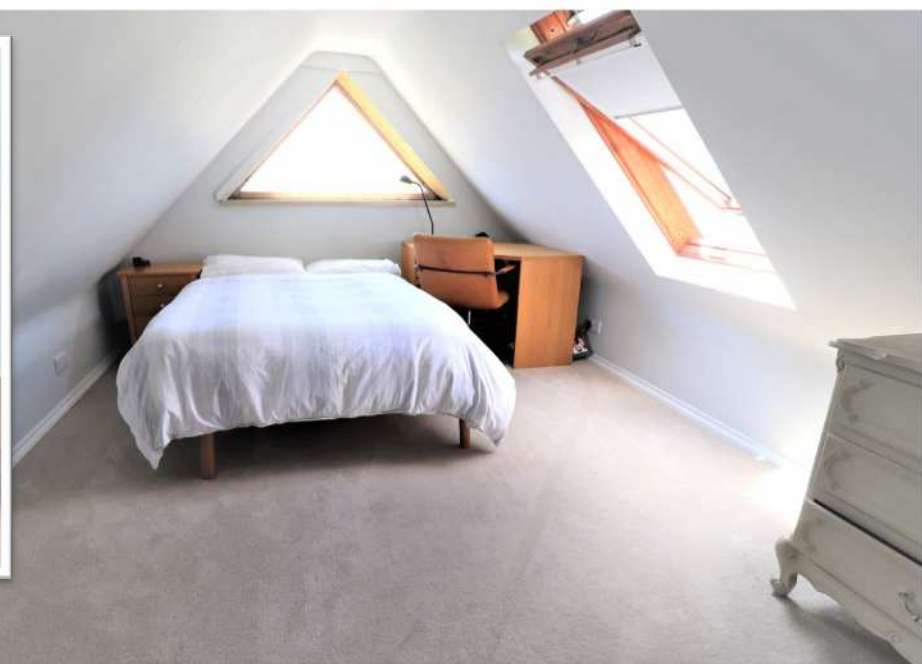
stone terrace, a large wood burning stove with exposed chimney is the perfect addition for cosy winter days. A smaller Snug adjoins the Sitting Room, a restful room with polished stone fireplace and wood burning stove, the perfect spot for quiet relaxation.

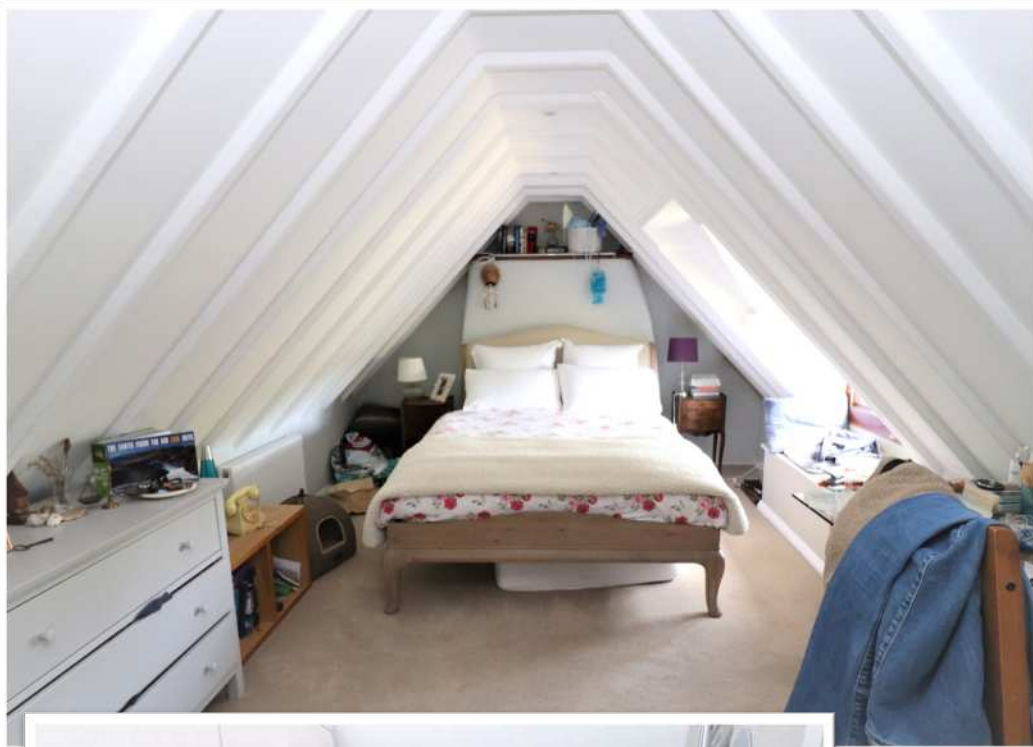
An open doorway from the Snug leads through to the Kitchen/Breakfast Room (previously the old dairy) this is an attractive room with exposed stone feature wall, a set of French doors either end bring light throughout the day and provide access to the garden. The Kitchen is stylish and practical with mainly base storage units in an L shape topped with ample quartz worktop with inset sink, and overhang providing breakfast bar facility. A range style cooker fits beautifully into an alcove with extractor hood above and high mantle shelf feature reminiscent of an old Farmhouse kitchen. There is plenty of space to fit an American style fridge/freezer and more storage, whilst at the other end of the room space for a sofa makes this a very sociable space. A second open doorway flows into the formal Dining Room, a character room with Flagstone floor and exposed beams,

There is plenty of space for dining table, chairs and sideboard/dresser storage. Another door takes you through to the Family Room, a light and bright dual aspect room ideal for study/office use along with comfortable seating for quieter family time. The Utility Room is located off here along with the ground floor Shower Room. The Utility/Laundry Room is spacious with storage units, sink and services for washing machine and tumble drier, there are doors to both front and rear garden from here. The Shower Room is fully tiled with walk in shower, wash basin with vanity unit under, concealed flush w.c. and heated towel rail.









There are two stairways to the first floor in the house, the first leads up from the Snug to a small landing and the Master Bedroom, a dual aspect room with window seat, some exposed beam features and stylish built in wardrobes/chest of drawer storage. The En-Suite Bathroom is absolutely luxurious, a free standing, double ended slipper bath with stand alone taps is a glorious centrepiece, along with dual wash basins within a vanity unit, w.c., heated towel rail and walk in shower.

A set of stairs rise up from this landing leading to the loft room, a versatile room in the eaves of the main house, there are two south facing dormer windows with window seats extending views across the valley to the hills beyond. The room could be used as a bedroom, a playroom, or a hobby workroom and it has the added benefit of an adjoining Shower Room with wet room shower, wash basin and w.c.



The second set of stairs rise from the ground floor Family room up to a landing and two Bedrooms. Both are double rooms with Velux

roof lights in the eaves of the house and both have built in wardrobe/storage. The larger of the two bedrooms has a triangular window in the apex of the end wall, from here there are fabulous rural views across the valley to the Purbeck Hills beyond.









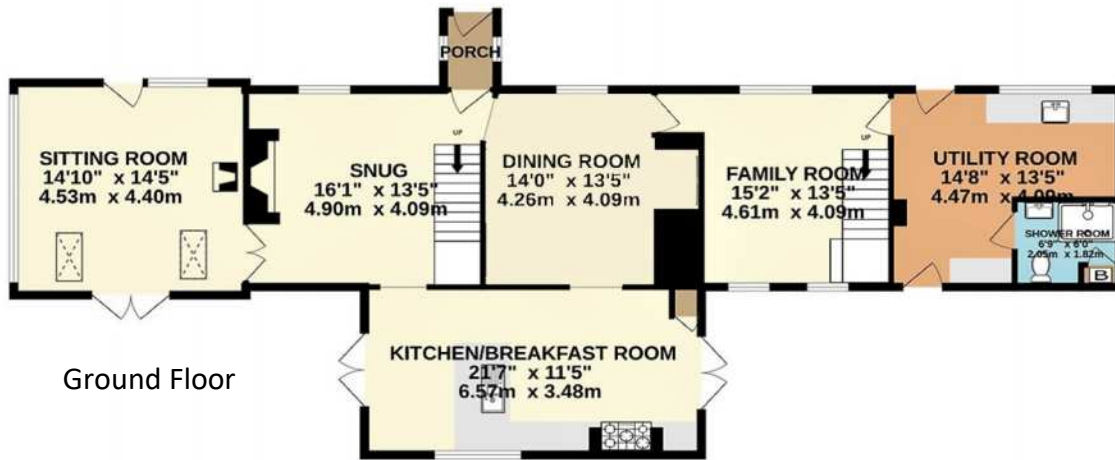
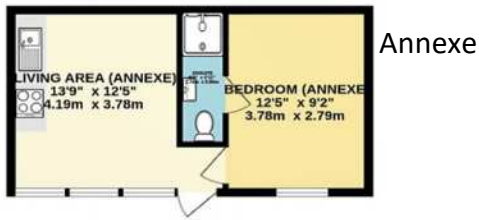
Annexe - Detached from the main house this self-contained annexe (previously the old cart shed) is perfect for Airbnb holiday lets or as separate living for multi-generational families. The front door opens into the Living Room with bi-fold doors which open onto a stone terrace. The Kitchen is located at one end of the Living room and has a good selection of wall and base units with quartz worktop inset with sink, hob, integral double oven and fridge. There is ample space for comfortable chairs or sofa, dining table and chairs for two along with the space for a dresser.

A lovely bright double bedroom has space for wardrobe and chest of drawer storage. The fully tiled En Suite comprises walk in shower, wash basin, w.c. and heated towel rail.



# Annexe





TOTAL FLOOR AREA : 2318 sq.ft. (215.3 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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Outside – The property is surrounded by garden, there is off road parking to the front of the house and a five bar gate opens into a gravel courtyard between the annexe and main house providing vehicular garden access.

The gardens have a tremendous number of established trees, plants and shrubs along with relaxed borders and mown lawns. There are sheltered secluded areas for sitting and relaxing along with sociable open areas for entertaining and playing games. Being on a slope, steps lead up to an elevated lawn level with picnic table and views. The next elevation on from here takes you into a paddock which has been left to be a meadow with paths cut through for access, the 360° views from the top of here are splendid and with dark skies great for star gazing.





Viewing by appointment through sole agents:

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