



South Instow  
Harmans Cross  
BH19 3DS

A WONDERFUL OPPORTUNITY TO ACQUIRE A 3/4 BEDROOM PURBECK STONE BUILT PROPERTY SET IN GROUNDS OF APPROX. HALF AN ACRE WITH SOUTHERLY ASPECT & FAR-REACHING RURAL VIEWS. IN NEED OF SOME REFURBISHMENT & MODERNISATION.

Guide Price £750,000

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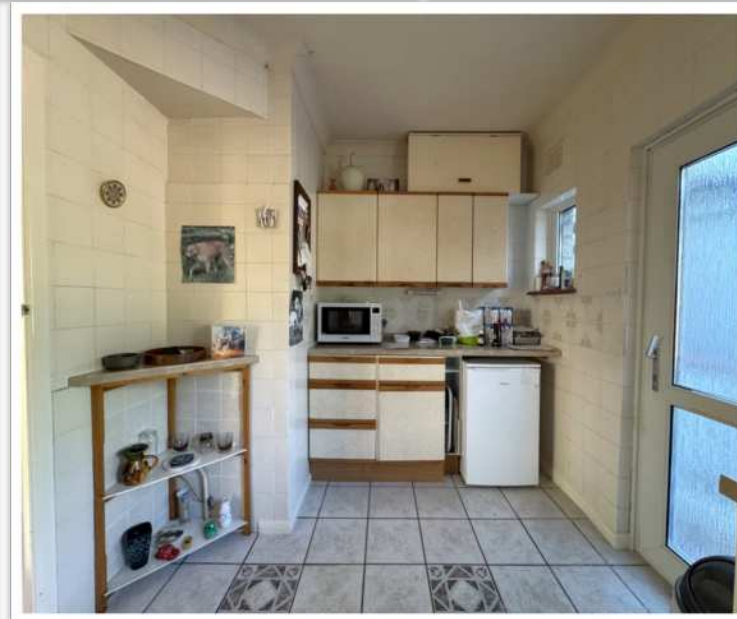
After the First World War, building began in Harmans Cross. Until then the only buildings were at Quarr and Old Caplestone. Houses were built in Haycrafts Lane, and many wooden army huts and asbestos buildings were transported and erected along the new valley road. Later more substantial properties were built at North Instow, and then South Instow. A village hall was erected in Haycrafts Lane and there was a small shop, a small chapel and thriving garage, now the shop is incorporated into the garage and a new village hall opened in 2010. Swanage Heritage Railway has a station stop at Harmans Cross as it passes through the valley to Corfe Castle and Norden Halt.

Greystones sits comfortably at the entrance to South Instow, built of Purbeck Stone elevations under a tiled roof, surrounded by gardens of just under half an acre, with garage and parking the southerly aspect enjoys views over the valley to the hills beyond.

The Front Door opens into an enclosed glazed porch which in turn opens into the Entrance Hall, a spacious area with original parquet flooring currently doubling as a Dining Room. The Sitting Room is a lovely bright dual aspect room with south facing bay window extending views over the garden and across the valley to the Purbeck Hills beyond. There is Purbeck Stone feature fireplace and ample space for comfortable seating. Along the Hallway is the Kitchen, a good sized room, probably in need of updating but providing a variety of wall and base storage units, and a good amount of worksurface. There are services for free standing appliances including cooker, washing machine, fridge and freezer, and back door to rear garden.

Two bedrooms are located on the ground floor, both double rooms, with southerly aspect and views over the front garden and countryside beyond. A third smaller room has been fitted out with wardrobes and used as a storage/dressing room but could easily be a comfortable single room or study. There is a large Shower Room with walk in shower and wash basin and a separate room with w.c.













Open tread stairs lead from the Entrance Hall to the first floor and converted loft space, one large room extending the length of the property naturally divided into two separate areas. At one end there is a spacious bedroom area with a snug area located at the other end perfect for a comfy sofa. Two south facing Velux roof lights bring natural light to this space perfect for a teenager escape. There is a separate room, again with Velux roof light where a wash basin and w.c. is located along with access to eaves, it would probably be quite easy to convert this into a full bathroom or shower room, making this a more self-contained floor.

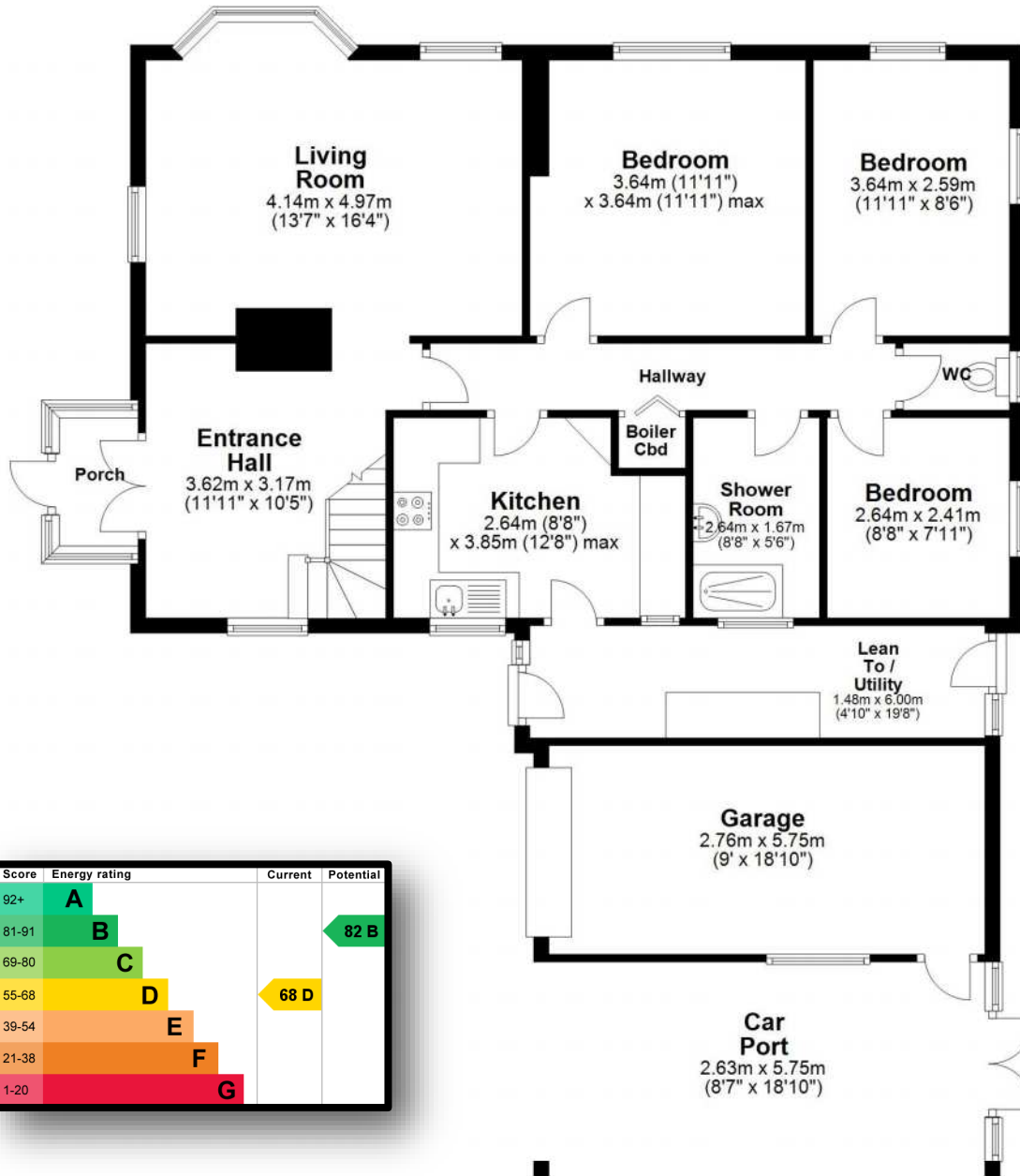
Outside – A gated driveway off South Instow, flows to the single garage, attached car port and pathways to both front and rear entrance doors. The garden wraps around the property and is enclosed by a combination of established hedges and fencing, separated within itself by lawns, fruit trees, established shrubs, vegetable area with greenhouse, terraces and borders, a different vista at every turn. The plot is large enough to consider building a second property, but this would all be subject to all planning permissions.





## Ground Floor

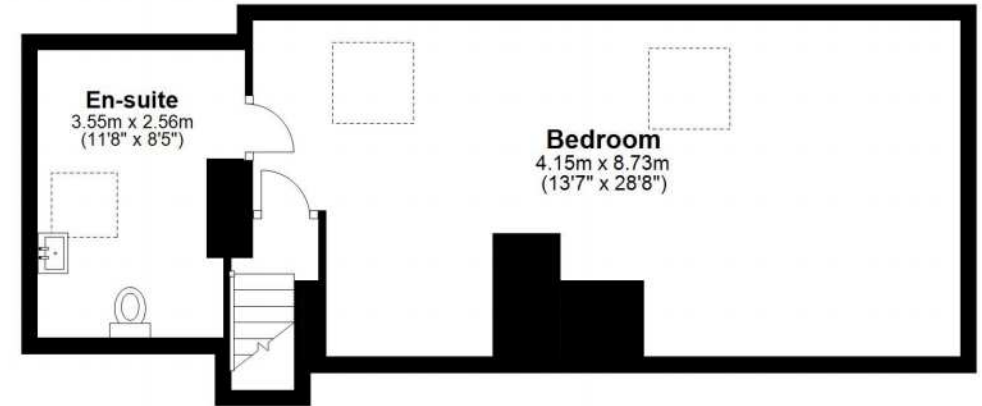
Approx. 125.9 sq. metres (1355.1 sq. feet)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## First Floor

Approx. 46.1 sq. metres (495.8 sq. feet)



- ◆ Gas Fired Central Heating
- ◆ Double Glazed windows throughout
- ◆ Council Tax Band F
- ◆ Mains Gas, Electricity, Water & Sewerage
- ◆ Tenure: Freehold

Total area: approx. 172.0 sq. metres (1850.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error omission or misstatement. 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.  
Plan produced using PlanUp.





Viewing by appointment through sole agents:

**Albury & Hall (Dorset) Ltd, 24 Station Road, Swanage. BH19 1AF**

**01929 66 00 00 [info@alburyandhall.co.uk](mailto:info@alburyandhall.co.uk) [www.alburyandhall.co.uk](http://www.alburyandhall.co.uk)**

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