



Est 1896

Corbens



**HILL VIEW COTTAGE, OLD MALTHOUSE LANE, LANGTON MATRAVERS
£560,000**

This spacious semi-detached cottage is situated in a quiet position on the outskirts of the village of Langton Matravers, surrounded by open country. Coastal and countryside walks along the Jurassic coast are within easy reach. This popular village has the advantage of a bus route, Church, School and Public House.

The cottage has been recently renovated to a high standard using high quality materials resulting in an exceptionally fine home. It was built in 1800s and is constructed of natural Purbeck stone. The accommodation has retained characterful features whilst offering an easy modern living style.

Langton Matravers lies at the heart of the Isle of Purbeck and sits to the West of the seaside resort of Swanage (2.5 miles distant) with its fine, sandy beach and the market town of Wareham (some 9 miles distance), the latter having main line rail link to London Waterloo (approximately 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty incorporating the Jurassic Coast, part of the World Heritage Coastline.

All viewings must be accompanied and these are strictly by appointment through the **Sole Agents, Corbens, 01929 422284**. Postcode **BH19 3JA**.



The large living room has a wealth of character features including an open Purbeck stone fireplace with woodburning stove, exposed Purbeck stone walls and sash windows. There is also ample space for a dining table. The kitchen leads from the living area and is fitted with an extensive range of modern units, light worktops, an integrated gas hob and electric oven. There is also a cloakroom and utility area on the ground floor.

On the first floor, there are three double bedrooms. Bedrooms one and two are good sized South facing rooms. Whilst bedroom three is a small double enjoying panoramic views across the valley to the Purbeck Hills. The family shower room is fitted with a modern white suite and competes the accommodation.

It also has the added advantage of a good size garden with Purbeck Stone patio and raised flower beds of established shrubs and roses. At the front of the property there is paved parking area for 3 vehicles.

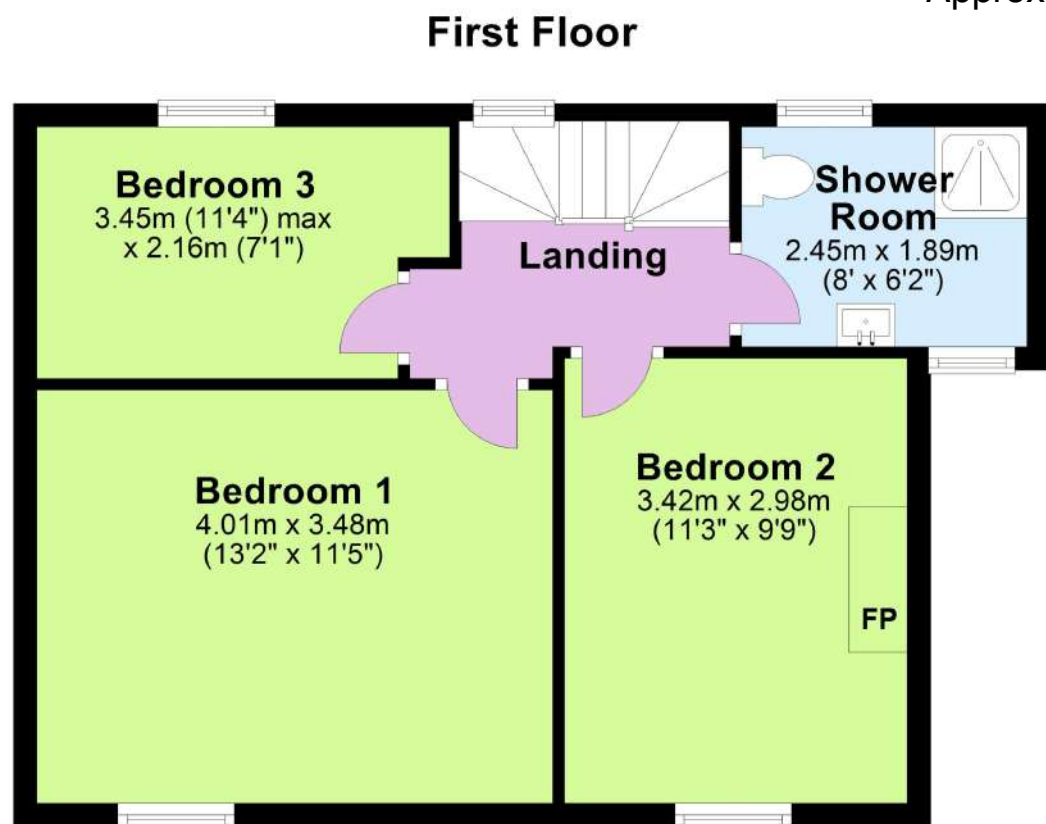
NB The property is currently a successful holiday let and is being offered as a going concern.

Property Reference LAN1840

Rateable Value £3,300



Total Habitable Floor Area
Approx. 83m² (893 sq ft)



Scan to view Video Tour

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		89
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

