



**BAKERY COTTAGE, 38 HIGH STREET, LANGTON MATRAVERS**  
**£775,000**



This substantial detached character cottage, formerly the village bakery shop, is situated in a convenient location in the centre of Langton Matravers within 100 metres of open country and the Parish Church. The property has exceptionally spacious accommodation which is arranged on three floors and has, until recent years, been used for holiday letting yielding an excellent annual income.

To the rear of the cottage is a large single storey building, formerly the main bakery. A pre-planning application has been submitted to Dorset Council for redevelopment of the site. A response has been received stating that 'the severance of the land and creation of a new residential plot is acceptable in principle, subject to normal planning considerations'.

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, safe, sandy beach and the Market town of Wareham (some 9 miles), which has main line rail links to London Waterloo (approx 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.

Property Ref LAN1857

Council Tax Band E



Any redevelopment of the rear building would need to be constructed of Purbeck stone in keeping with the surrounding properties. It would be approached by the current driveway and would also have the advantage of a reasonable sized garden.

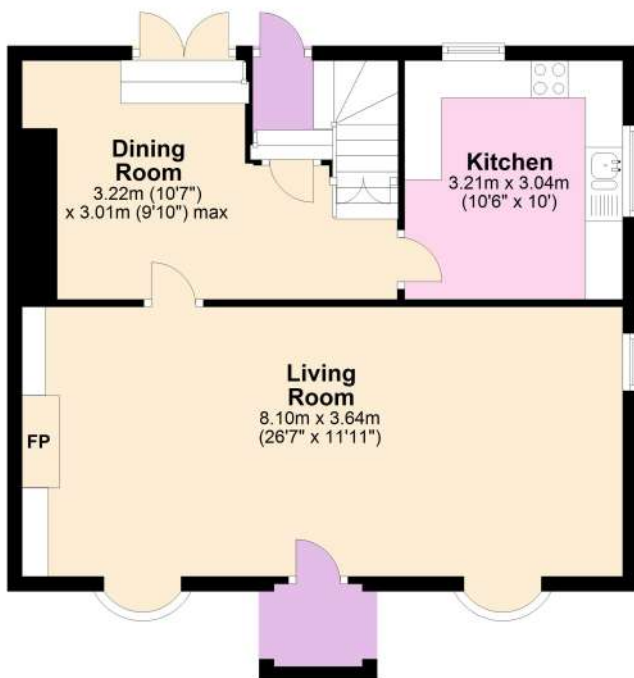
Bakery Cottage offers exceptionally spacious accommodation arranged over three floors. The living room spans the entire width of the property and features a Purbeck stone fireplace with woodburning stove. There is also a good sized dining room and kitchen on the ground floor.

There are three double bedrooms on the first floor together with spacious family bathroom and separate shower room. The en-suite master bedroom comprises the entire second floor and has some views of the Purbeck Hills.

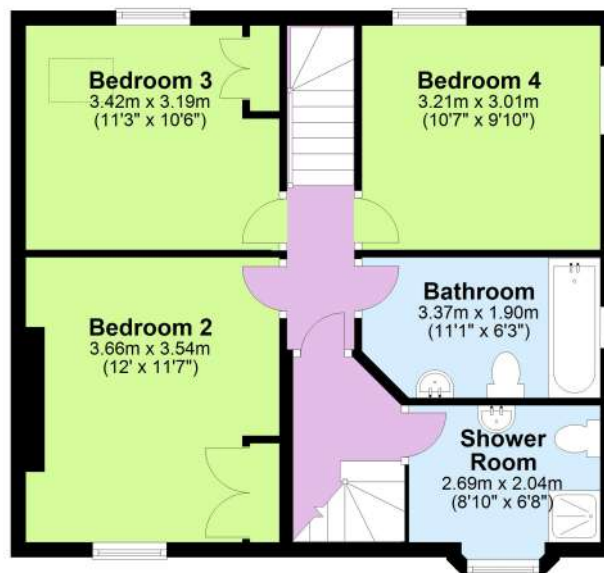
Outside, there is an enclosed courtyard garden which is paved with flower/shrub beds.

Viewing is strictly by appointment through the Agents, **Corbens**, 01929 422284. The post code for the property is **BH19 3HB**.

## Ground Floor



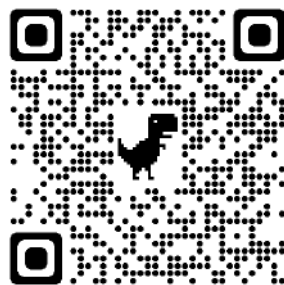
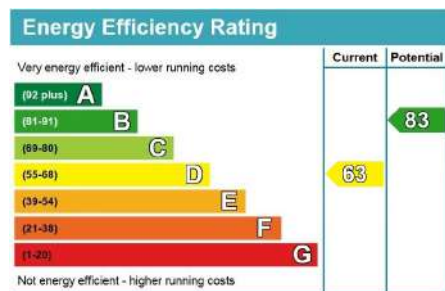
## First Floor



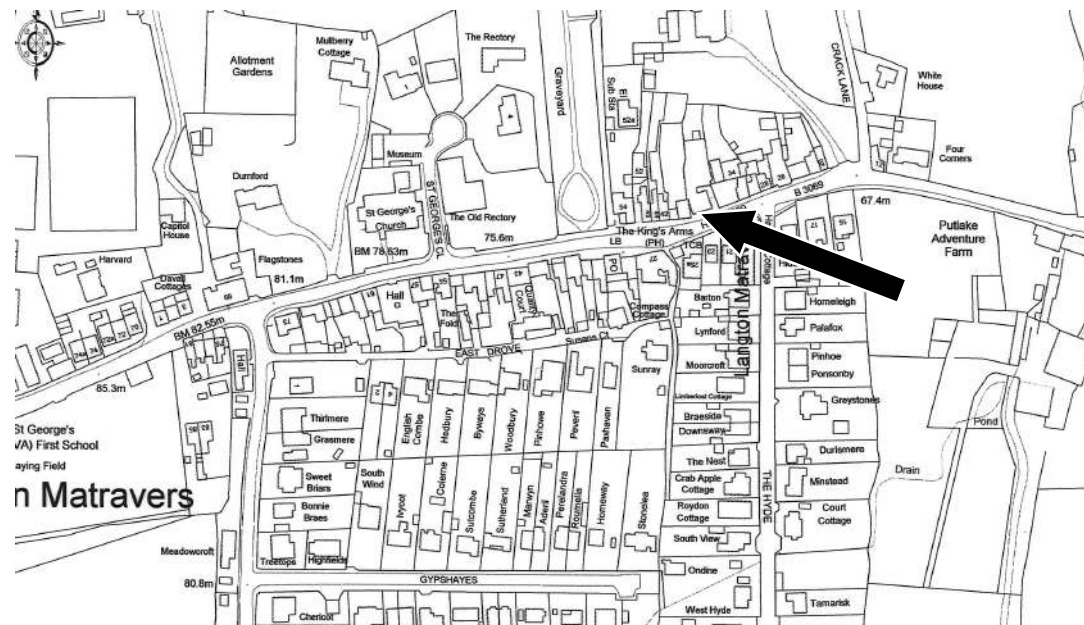
## Second Floor



Total Habitable Floor Area  
Approx. 142m<sup>2</sup> (1,528 sq ft)

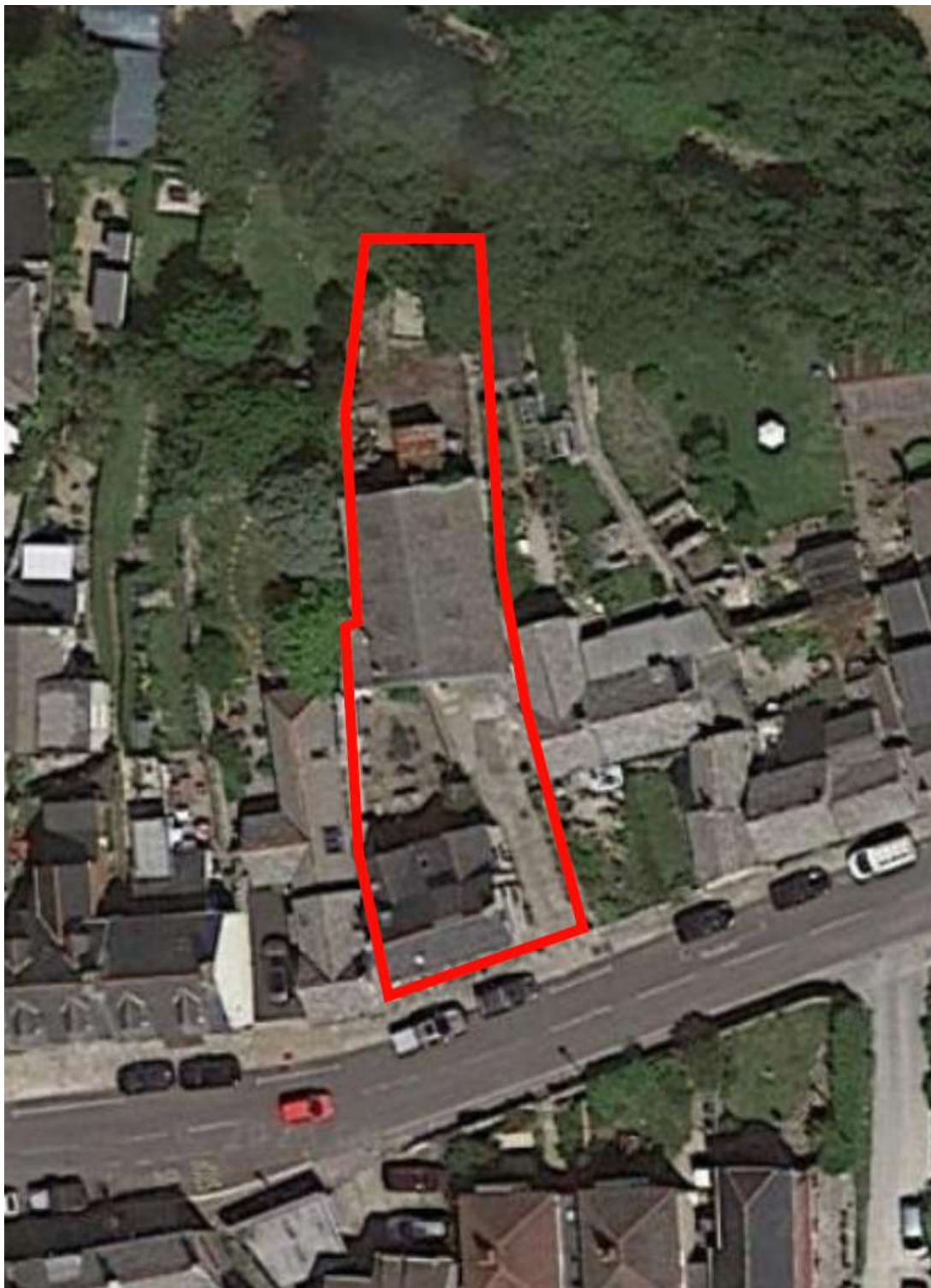


Scan to View Video Tour



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## Proposed Site Layout

1:250



Proposed Amenity  
to dwelling

Flat roof dormer  
No windows facing  
west

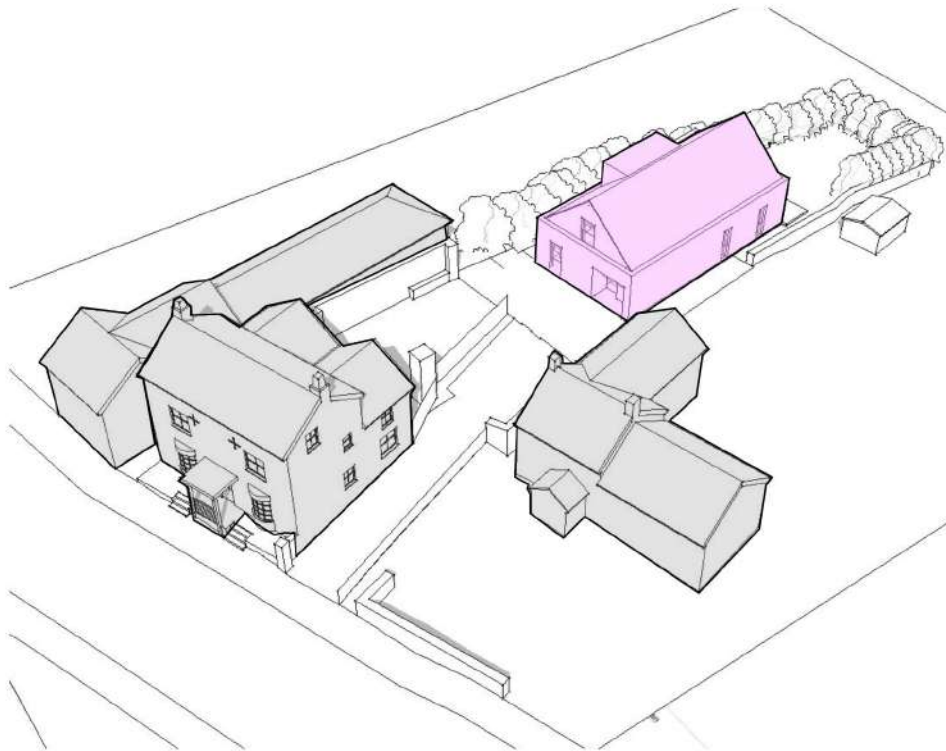
Proposed dwelling  
Single Storey eaves  
with rooms in roof void  
Set back from line of  
existing building to  
improve parking  
provision

Proposed parking  
Increased from  
existing parking area

Existing Amenity to  
cottage retained

New  
building set  
in from east  
boundary to  
enable rear  
access

Existing  
access  
retained to  
serve  
dwelling



Overview



Street view from access



Illustrative Perspective

Dwelling to appear as converted warehouse

Purbeck Stone ground floor with subservient inset zinc roof set behind wall parapet

