



HILL VIEW, COOMBE HILL, LANGTON MATRAVERS
£395,000

This semi-detached cottage is thought to have been built during the 1800s and is of solid stone construction with partially cement rendered external elevations, under a pitched roof covered stone tiles.

Whilst in need of updating throughout, Hill View offers good sized family accommodation, with the benefit of views of the Purbeck Hills at the front and farmland at the rear.

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.

Property Ref LAN1919

Council Tax Band D

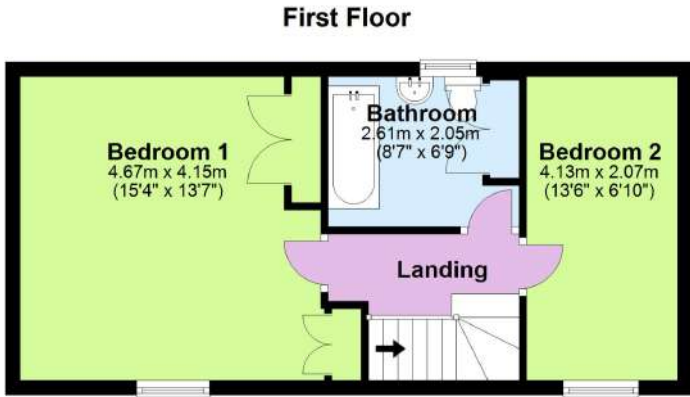
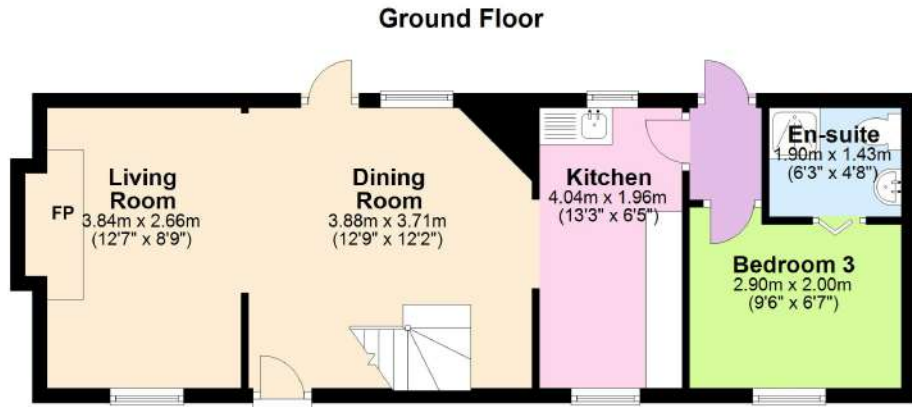


The entrance leads directly to the large open plan living/dining room with flagstone flooring. The living area has an open fireplace and the dining area has exposed stone walls and a door to the rear garden. The kitchen is in need of replacement but has a pleasant dual aspect. The single bedroom with en-suite shower room completes the ground floor accommodation.

On the first floor, there are two bedrooms; bedroom one is particularly spacious and benefits from fitted wardrobes and both bedrooms have views across the valley to the Purbeck Hills. The family bathroom is at the rear of the property and has views over adjacent farmland.

Outside, the split-level rear garden is mostly laid to grass with shrubs and trees. There is also access to an outside timber store.

VIEWING By appointment only through Corbens, 01929 422284. The postcode for this property is **BH19 3EU**.



Total Floor Area Approx. 93m² (1,001sq ft)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

3500

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.

