



2 MOUNT PLEASANT LANE, LANGTON MATRAVERS
£350,000 Leasehold

This spacious cottage style maisonette is situated on the first and second floors of a substantial building, which is located within a Conservation Area in the centre of Langton Matravers, and within easy reach of open country. The original building is thought to date back to the 19th Century although altered and converted into separate apartments during the 1990s. It is of Purbeck stone construction under a stone tiled roof.

Whilst in need of updating throughout, 2 Mount Pleasant Lane offers good sized accommodation with views across the valley to the Purbeck Hills and open country from the second floor. It also has the benefit of a dedicated parking space.

The village of Langton Matravers has an hourly bus service to Swanage/Poole, a good primary school, public house and adventure farm with deli cafe. It lies 2.5 miles to the West of the seaside resort of Swanage and some 9 miles from the market town of Wareham, 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.

Property Ref LAN2063

Council Tax Band C - £2,191.91 for 2024/2025



Approached by its own personal entrance with staircase leading to the first floor, this spacious maisonette is an ideal family home or investment. The generous living room is South facing and has a beamed ceiling and a living flame gas fired set in an attractive surround with Polish Purbeck stone hearth. The kitchen is fitted with an extensive range of wooden units with light worktops and integrated electric oven and gas hob. The principal bedroom is West facing and has the benefit of a fitted wardrobe. Bedroom four, a good sized single, and the spacious family bathroom complete the accommodation on this level.

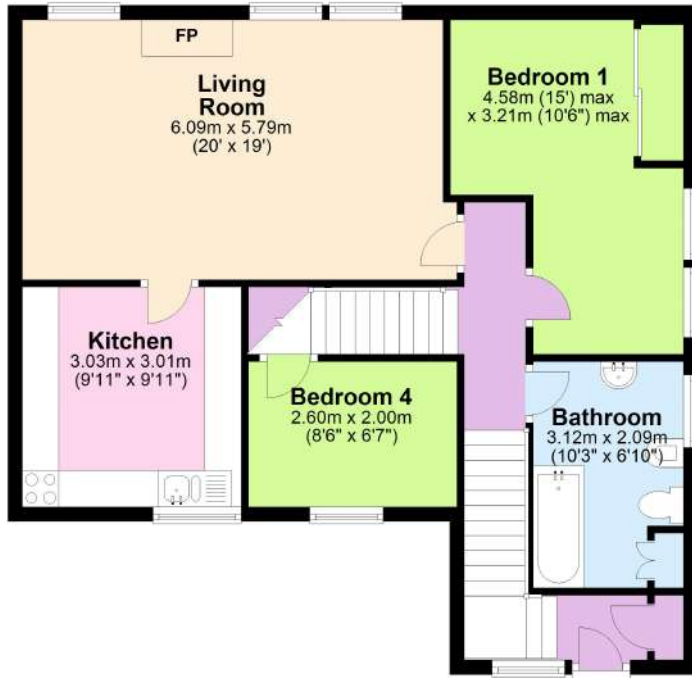
On the second floor there are two further double bedrooms, both with wood panelled ceilings. Bedroom three has views across the valley to the Purbeck Hills in the distance, whilst bedroom two has a feature circular window facing West.

Outside, there is a dedicated parking space at the rear of the building.

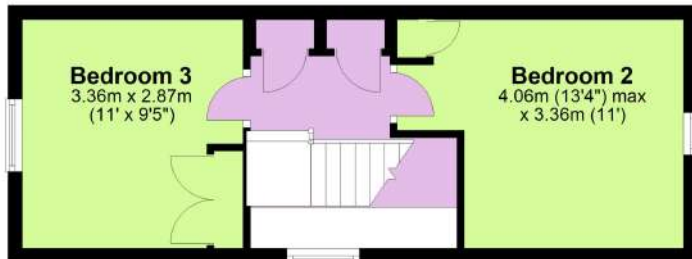
TENURE Leasehold. 999 year lease from 5 July 1993. Shared maintenance which is payable on an as and when basis.

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

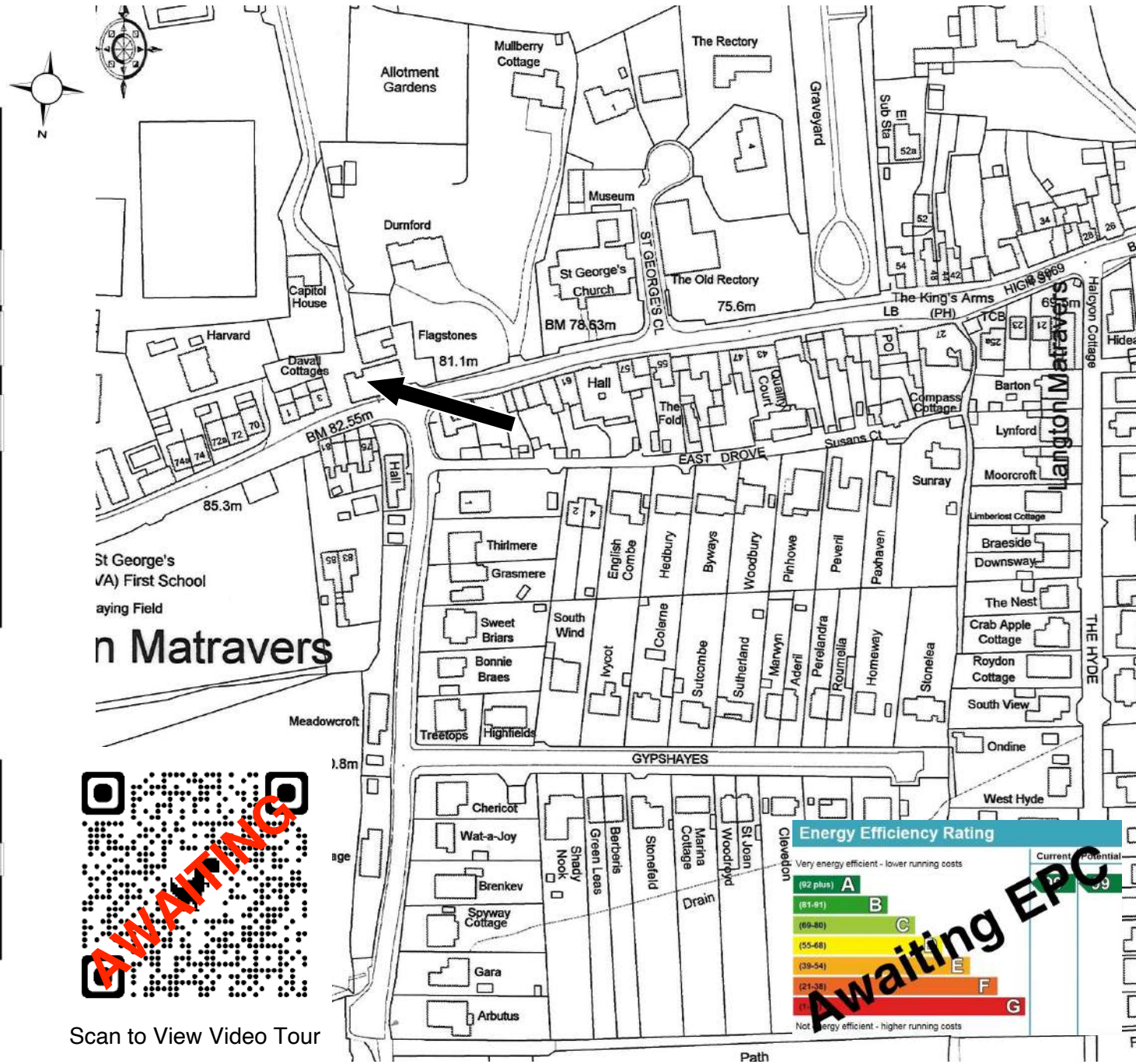
First and Ground Floor Entrance



Second Floor



Total Floor Area Approx.
TBCm² (TBC sq ft)



Scan to View Video Tour

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.

