



**BAKERY COTTAGE, 38 HIGH STREET, LANGTON MATRAVERS**  
**£825,000**

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 (2.5miles 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.

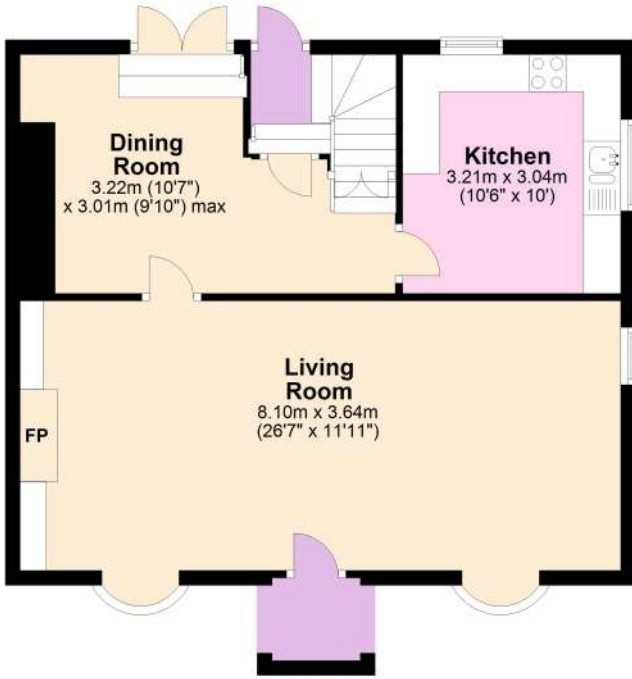
Bakery Cottage offers exceptionally spacious arranged over three floors. The living room spans the entire width of the property and features a Purbeck stone fireplace with woodburning stove. There is also a good sized dining room and kitchen on the ground floor.

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.

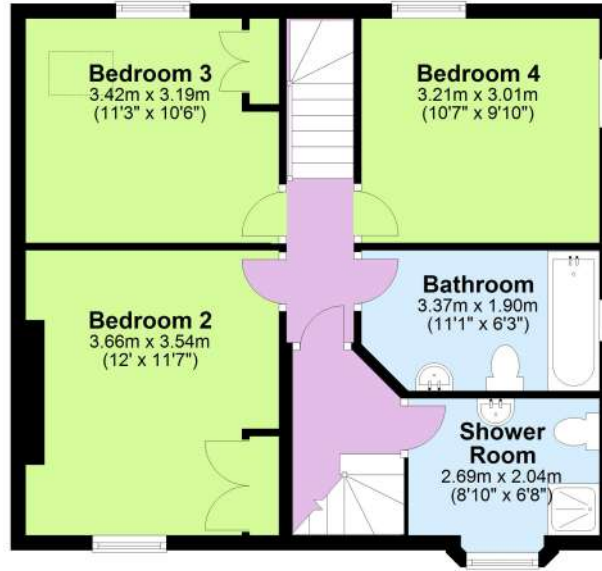
Outside, there is an enclosed courtyard garden which is paved with flower/shrub beds.

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**

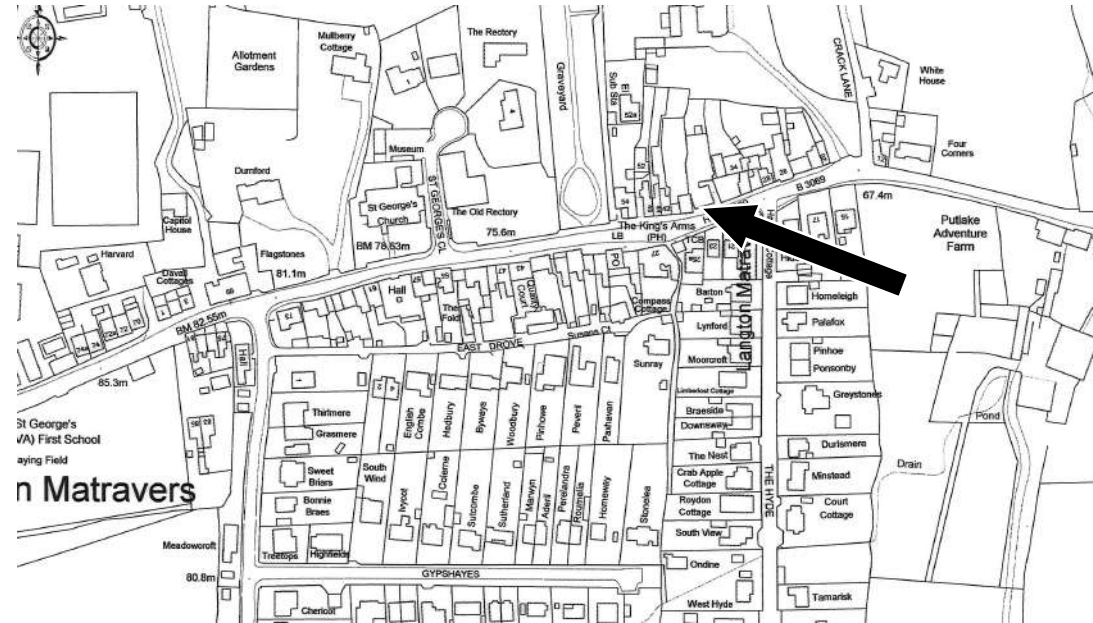


Total Habitable Floor Area  
Approx. 142m<sup>2</sup> (1,528 sq ft)

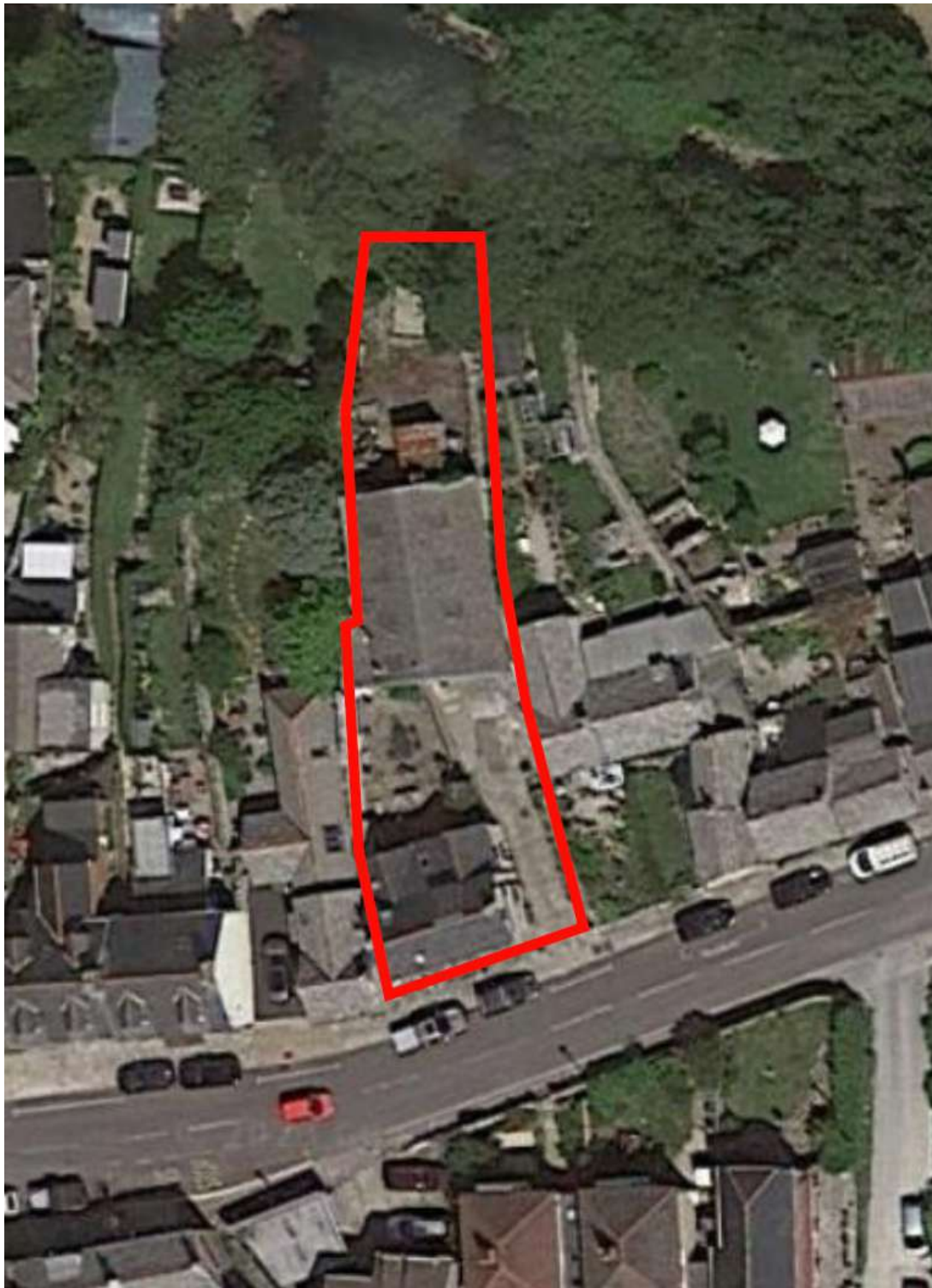
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



Scan to View Video Tour



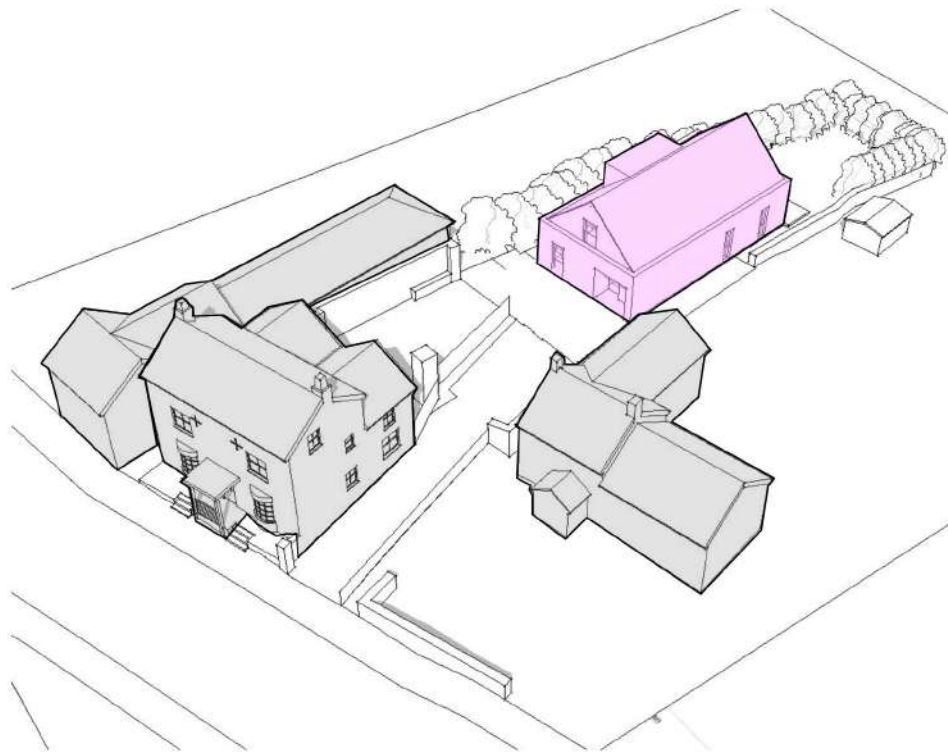
THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References 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.



### Proposed Site Layout

1:250





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

