



71 HIGH STREET, LANGTON MATRAVERS
£480,000 Freehold

This charming end of terrace Grade II Listed cottage is situated in a Conservation Area in the centre of the picturesque village of Langton Matravers, adjacent to the Parish Church. Open countryside and the coastal path to the sea at Dancing Ledge are close by. Formerly a smugglers cottage thought to date back to the late 18th/early 19th Century, and extended during the first half of the 20th Century. It is considered to be of Purbeck stone construction under stone and tiled roofs.

The property offers particularly spacious accommodation with new secondary double glazing, the advantage of an attractive South facing rear garden, and a large garage/workshop providing ample off-road parking. No forward chain.

The village of Langton Matravers has an hourly bus services 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 LAN2056

Council Tax Band D - £2,465.90 for 2024/2025



The spacious entrance hall is central to the accommodation and welcomes you to this character cottage. Leading off, the good sized living room has a stone fire surround and beamed ceiling. The dining room is dual aspect and has an open fire with wooden surround. The kitchen is fitted with a range of wooden units, contrasting worktops and an integrated electric double oven and gas hob. It also has space for a washing machine and dishwasher.

On the first floor there are three bedrooms. The principle bedroom is a particularly spacious, dual aspect room and has fitted wardrobes. Bedroom two is also a double at the front of the cottage. Bedroom three is a good sized single facing South, overlooking the garden. The family bathroom is fitted with a coloured suite including bath with shower over, and completes the accommodation.

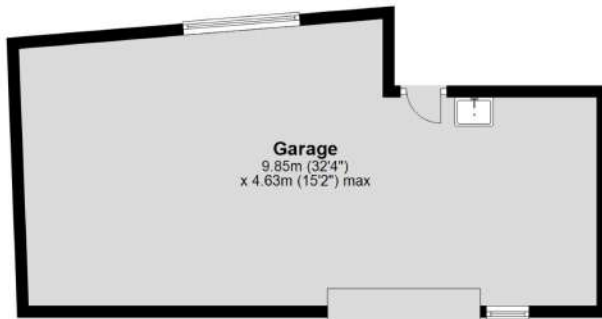
Outside, the South facing garden is enclosed by stone walling and is attractively landscaped with lawned section, shrub/flower beds, ornamental tree, greenhouse and large stone built garage/workshop which is accessed from East Drove.

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

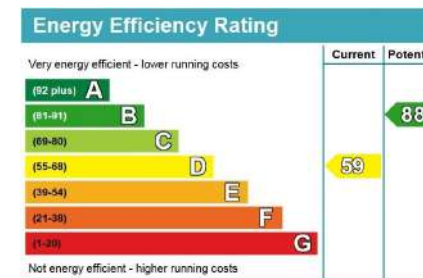
Ground Floor



First Floor



Total Floor Area Approx.
105m² (1,130 sq ft)



Scan to View Video Tour

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St George's
(VA) First School
Playing Field
Langton Matravers