



Wesley House

Langton Matravers Swanage, BH19 3HA

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£950,000 Freehold


Hull
Gregson
Hull

Wesley House

Langton Matravers Swanage,
BH19 3HA

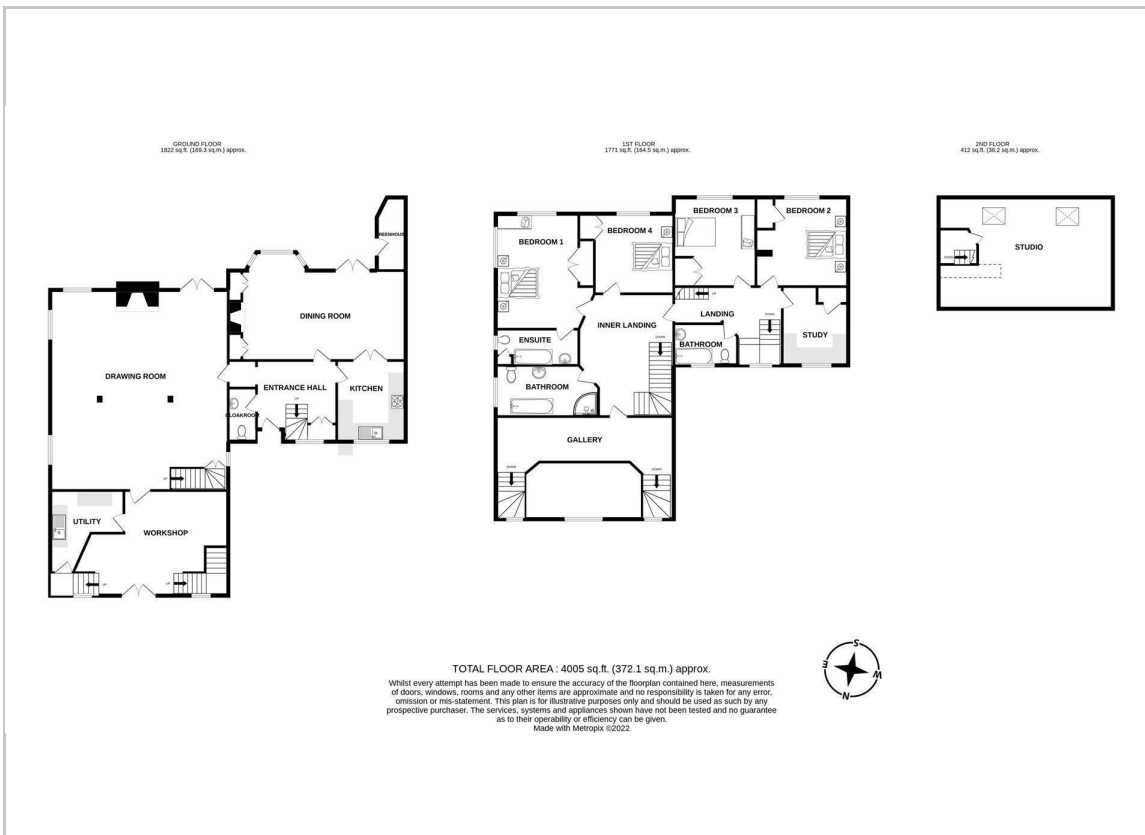
- 4/5 Bedrooms (1 En Suite) & 2 Bathrooms
- 4/5 Bedrooms (1 En Suite) & 2 Other Bathrooms
- Countryside Views
- Enclosed South Facing Garden
- Large Workshop and Studio
- Parking 3-4 Vehicles
- Spacious and Flexible Accommodation





On the market for the first time in 30 years a beautifully transformed and extended former chapel in sought after Dorset Jurassic Coast village of Langton Matravers providing a 5 bedroom home in the heart of the Isle of Purbeck with Flexible Accommodation with Large Workshop and Artist's Studio. Enclosed South Garden, Parking 3-4 Vehicles





ACCOMMODATION

(all measurements approximate)

GROUND FLOOR

ENTRANCE HALL (N)

Stairs to first floor.

CLOAKROOM

Washbasin with cupboard under, WC. Automatic extractor fan. Gas fired boiler serving heating radiators and hot water.

KITCHEN (N)

3.7m x 3.1m (12' 2" x 10' 2") Range of fitted worktops, cupboards and drawers, stainless steel 1.5 bowl sink unit, gas cooker range with extractor hood over, fridge/freezer and dishwasher.

DRAWING ROOM (S & E)

9.2m x 8m (30' 2" x 26' 3") Purbeck stone fireplace with woodburner, fitted book shelving. French doors to garden, stairs to first floor.

DINING ROOM (S)

8m x 4m plus bay (26' 3" x 13' plus bay) French doors to garden. Open fireplace, fitted shelving and cupboards.

WORKSHOP/UTILITY ROOM (N)

7.9m x 4.5m (25' 11" x 14' 9") Original church doors. Partitioned off utility area with stainless steel sink unit, plumbing for washing machine and tumble dryer, worktop with drawers and cupboards. Boiler. Staircase to original gallery.

FIRST FLOOR

LANDING

Airing cupboard with insulated hot water cylinder. Stairs to loft studio.

BEDROOM 1 (S & E)

4.9m x 4.6m (16' x 15') Fitted wardrobe. EN SUITE BATHROOM Panelled bath, washbasin and WC. Airing cupboard with insulated hot water cylinder. Automatic extractor fan

BEDROOM 2 (S)

4.3m x 4m (14' x 13') Fitted wardrobe.

STUDY/BEDROOM 5 (N)

3.7m x 3.1m (12' 2" x 10' 2") Fitted cupboard.

BEDROOM 3 (S)

4m x 3.7m (13' x 12' 2") Fitted cupboard.

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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	