



'Primrose Hill', Haycrafts Lane

Langton, Matravers BH19 3EE

£1,200,000 Freehold

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Haycrafts Lane

Langton Matravers Swanage,
BH19 3FF

- Fabulous Four Bedroom Detached Residence
- Set in Grounds of Approximately 0.65 Acre
- Far-Reaching and Impressive Views to Sea and Corfe Castle
- Spacious Accommodation
- Beautifully Presented
- Double Garage/Stable
- Beautifully Landscaped Gardens
- Annexe/Studio with Potential to Let
- Many Additional Features
- Viewing Highly Recommended





A SUBSTANTIAL DETACHED, SINGLE STOREY RESIDENCE in an IDYLIC LOCATION near HARMANS CROSS offering FINE VIEWS to both CORFE CASTLE and SEA from its plateau position. This fine property has the benefit of FOUR BEDROOMS, a STUDIO/ANNEXE, DOUBLE GARAGE, STABLING and grounds extending to approximately 0.65 ACRE.

Approached over a driveway from Haycrafts Lane, a stone flagged path leads to, and encircles this attractive local Purbeck stone built bungalow. Through the main entrance doors one enters at first into a porch, offering ample room for boots and coats, and through a second set of double doors into a spacious 'L' shaped Hallway.

A hatch with retractable ladder opens into a very large roof-space with 'Velux' window. This area could easily be converted to include two further bedrooms, STPP, with a permanent staircase from the hallway.



Immediately to the left, a large Kitchen/Breakfast Room overlooking, through large bay windows, the front garden laid to lawn, flower beds, and which is also well stocked with mature shrubs and trees with fruit cage to one side. The country-style kitchen has a good range of units spanning tiled walls with oil-fired 'Rayburn' range cooker, additional integral combi microwave oven and electric hob. Adjacent a practical Utility Area with separate shower room/WC and space for washing machine, tumble dryer, fridge and freezer and a door to a raised and stone flagged Terrace from which to enjoy the far-reaching views over countryside to the Purbeck Hills and Sea.

A glazed sliding door leads from the terrace and presents additional light and garden views to the spacious living room which features a Purbeck stone fireplace with inset wood-burner. Double doors return to the hallway and the four good-sized bedrooms.

Bedrooms One and Three, to the southerly end of the property, both spacious, have double aspect windows and built-in wardrobes; Bedroom Two has space for a king size bed and freestanding furniture with has an outlook over the beautiful rear garden; Bedroom Four is arranged as a single bedroom with study or office space.

To the front of the property a double garage with light and power and adjacent stable/store/workshop. A path to an Annexe/Studio with small sleeping area, kitchenette, shower room/WC and an attached store.

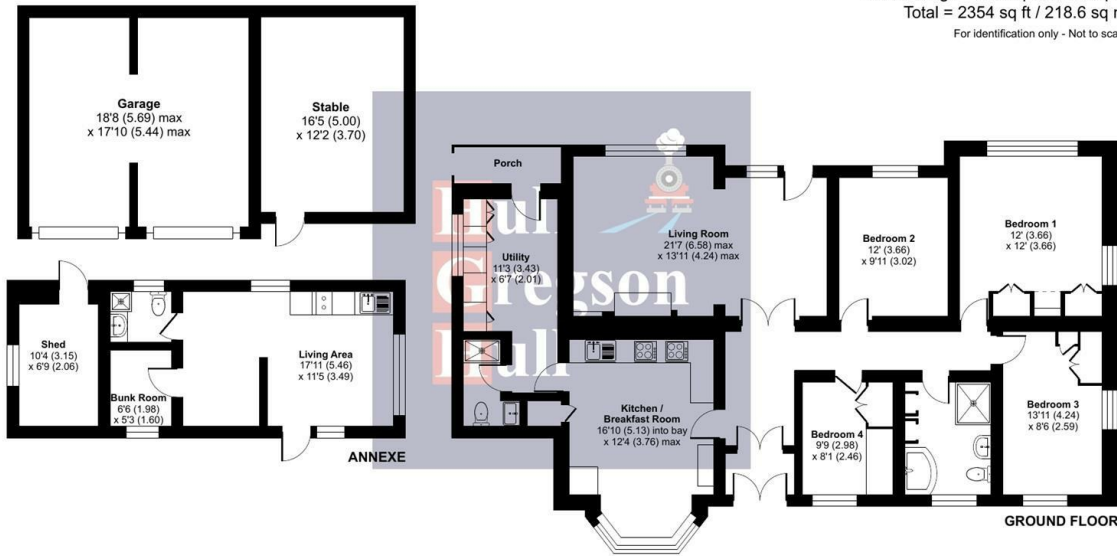
Attractive and extensive landscaped grounds surround the property on three sides and feature a shady area with trees and mature shrubs, a well-stocked fishpond, rustic gazebo and vegetable gardens with greenhouse.

"Primrose Hill" is nestled approximately 3miles equidistant between the seaside town of Swanage and the historic village of Corfe Castle. OWNERSHIP OF THIS STUNNING PROPERTY is one to be envied and we are DELIGHTED to present "PRIMROSE HILL" for sale.



Haycrafts Lane, Swanage, BH19

Approximate Area = 1464 sq ft / 136 sq m
 Annexe = 280 sq ft / 26 sq m
 Garage = 334 sq ft / 31 sq m
 Outbuildings = 276 sq ft / 25.6 sq m
 Total = 2354 sq ft / 218.6 sq m
 For identification only - Not to scale



- Living Room 21'7" max x 13'10" max (6.58m max x 4.24m max)**
- Kitchen/Breakfast Room 16'9" into bay x 12'4" max (5.13m into bay x 3.76m max)**
- Utility 11'3" x 6'7" (3.43m x 2.01m)**
- Shower Room/WC**
- Bedroom One 12'0" x 12'0" (3.66m x 3.66m)**
- Bedroom Two 12'0" x 9'10" (3.66m x 3.02m)**
- Bedroom Three 13'10" x 8'5" (4.24m x 2.59m)**
- Bedroom Four/Study 9'9" x 8'0" (2.98m x 2.46m)**
- ANNEXE**
- Kitchenette 17'10" x 11'5" (5.46m x 3.49m)**
- Bunkroom 6'5" x 5'2" (1.98m x 1.6m)**
- Shower Room**
- Store 10'4" x 6'9" (3.15m x 2.06m)**
- Double Garage 18'8" x 17'10" overall measurement (5.69m x 5.44m overall measurement)**
- Stable/Tack Room**

Additional Information.

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

- Property type: Detached Bungalow
- Property construction: Standard with timber framed elevation to the rear.
- Mains Electricity
- Mains Water: Supplied by Wessex Water
- Drainage: Independent drainage including cesspit.
- Heating Type: Oil Fired Central Heating.
- Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker. checker.ofcom.org.uk/

Disclaimer.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor, and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Hull Gregson & Hull (Swanage) Ltd. REF: 1164652



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very Energy Efficient - Super-Saving Homes	Very Inefficient - Super-Saving Homes	Very Low Carbon Footprint - Super-ECO Homes	Very High Carbon Footprint - Super-ECO Homes
A	G	A	F
B	F	B	E
C	E	C	D
D	D	D	C
E	C	E	B
F	B	F	A
G	A	G	A