



## Ballards Cottage, Old Malthouse

Langton Matravers | Dorset | BH19 3HA

FINE & COUNTRY

# BALLARDS COTTAGE



*The Old Malthouse is a historic landmark building, being converted into a selection of traditional, new build properties in the heart of Langton Matravers.*

# KEY FEATURES

- Prime Corner Plot with Panoramic Views Towards the Purbeck Cliffs
- Spacious Open-Plan Kitchen/Dining Area with Sliding Patio Doors to Garden
- Large Entrance Hall With Ample Storage
- Contemporary Family Bathroom
- Allocated Off-Road Parking Within This Prestigious Village Development
- Traditional Purbeck Stone Exterior Paired with Contemporary Interiors
- Generous Living Room with Direct Access to Garden
- Two Double Bedrooms
- Generous Garden Ideal For Outdoor Living and Entertaining

\* NEWLY BUILT BUNGALOW (ONLY ONE ON THE DEVELOPMENT)\*

Positioned within the exclusive Old Malthouse development, Ballard Cottage is a distinctive, newly constructed bungalow – the only one of its kind within the scheme – blending traditional Purbeck stone elevations with refined contemporary interiors.

Thoughtfully designed for elegant yet practical living, the property enjoys far-reaching views across Ballard Down and towards Swanage Bay. At its centre lies a striking open-plan kitchen and dining space, enhanced by a vaulted ceiling and an abundance of natural light. Sliding doors open seamlessly onto the garden, creating an effortless transition between indoor and outdoor living. A generously proportioned sitting room also benefits from direct garden access, offering an ideal setting for both relaxed family life and entertaining.

The accommodation further comprises two well-appointed double bedrooms, each enjoying captivating views across the Purbeck Hills, alongside a beautifully finished family bathroom and ample storage, ensuring comfort and functionality throughout.

Externally, the private garden provides a bright and open setting for al fresco dining or quiet enjoyment of the surrounding landscape. Allocated off-road parking adds further convenience.

Situated just moments from the Jurassic Coast and scenic coastal paths within this designated Area of Outstanding Natural Beauty, Ballard Cottage offers an enviable lifestyle – combining countryside serenity with immediate access to Swanage's sandy bay, vibrant town centre and dramatic cliff-top walks.

The Old Malthouse development comprises an exclusive collection of three cottages, seven apartments and maisonettes, and nine detached homes. Each property reflects a harmonious balance of heritage-inspired architecture and modern, eco-conscious specification, carefully designed to complement the local landscape.

Images shown are indicative of the development and may not represent this specific property.







# THE OLD MATLHOUSE

The Old Malthouse, historically 'The Maltings' (a malthouse for local brewing) with its own pub onsite, thereafter becoming the prep school for the village, is now being converted into a selection of converted dwellings blended seamlessly in with new build properties in the traditional style of Purbeck Stone. The development in its entirety comprises a selection of three Cottages, seven new build Apartments/Maisonettes and nine new Detached properties will compliment new building with the existing seamlessly.

Traditional Purbeck stone exteriors, stylish country interiors with eco-friendly credentials and specifications will endure the future of these properties. Spacious, light rooms, elegant kitchens and bathrooms, off-road allocated parking and enclosed rear gardens will provide comfortable family homes in a sought-after location for both residential and holiday use.







# Ballard Cottage





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