



High Street

Langton Matravers Swanage, BH19 3HB

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Freehold

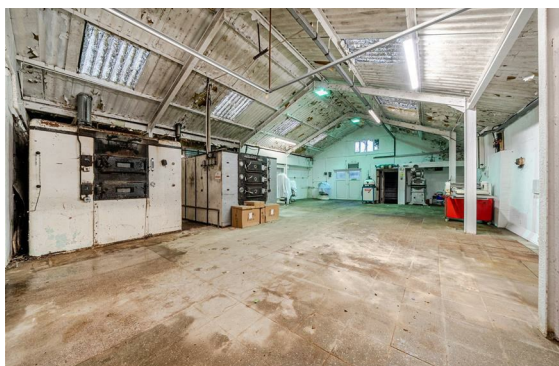
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High Street

Langton Matravers Swanage,
BH19 3HR

- Generous Sized Reception Room
- Four Spacious Bedrooms
- Three Large Bathrooms
- Character Style Interiors
- Views Of The Purbeck Hills
- Enclosed Patio Garden
- Driveway
- Large Outbuilding
- No Onward Chain
- Located In The Historical Village Of Langton Matravers





Located in the heart of Langton Matravers, this beautiful detached character cottage, once the village bakery, offers a unique blend of history and modern living. Located just 100 metres from open countryside and the Parish Church, the property boasts an enviable position that is both convenient and picturesque.



Spanning three floors, Bakery Cottage provides exceptionally spacious accommodation, ideal for families or those seeking a holiday letting opportunity, as it has successfully generated an excellent annual income in recent years. The ground floor features a generous living room that stretches across the width of the



property, complete with a charming Purbeck stone fireplace and a gas stove, perfect for cosy evenings. Additionally, there is a well-proportioned dining room and a functional kitchen, making it an ideal space for entertaining.

On the first floor, you will find three double bedrooms, complemented by a spacious family bathroom and a separate shower room. The principle bedroom, located on the entire second floor, offers an en-suite and delightful views of the Purbeck Hills.

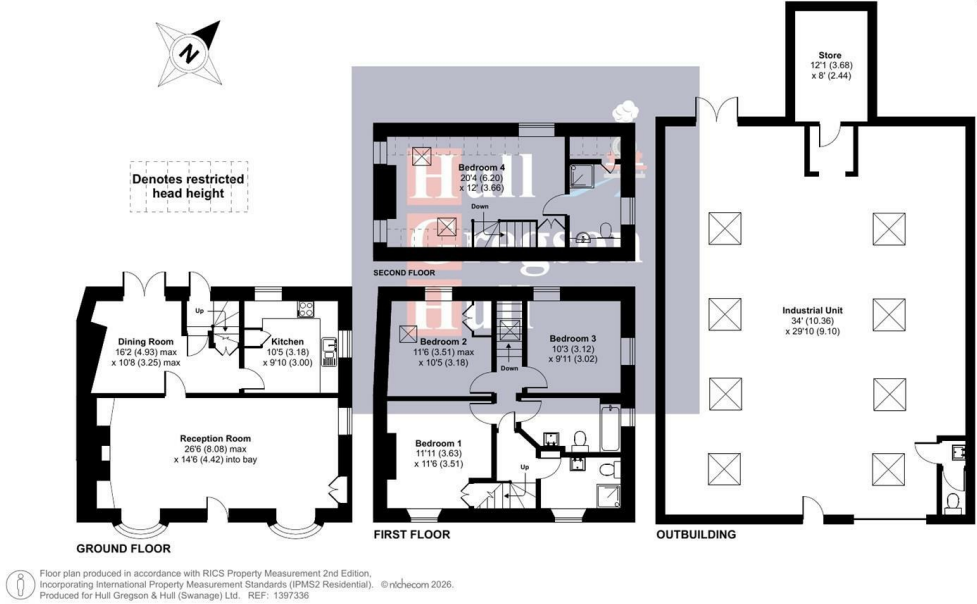
To the rear of the cottage lies a large single-storey building, formerly the main bakery. A pre-planning application has been submitted to Dorset Council for its redevelopment, with positive feedback indicating that the creation of a new residential plot is acceptable in principle, subject to standard planning considerations. This presents an exciting opportunity for potential buyers to expand their investment. This property also benefits from a spacious driveway with parking for multiple vehicles.



The property is further enhanced by an enclosed courtyard garden, featuring paved areas and flower beds, perfect for enjoying the outdoors. Langton Matravers is ideally situated near the stunning Jurassic Coast, a UNESCO World Heritage site, and is just 2.5 miles from the seaside resort of Swanage, known for its beautiful sandy beach. With the market town of Wareham only 9 miles away, offering mainline rail links to London Waterloo.

High Street, Langton Matravers, Swanage, BH19

Approximate Area = 1462 sq ft / 135.8 sq m
Limited Use Area(s) = 57 sq ft / 5.2 sq m
Outbuilding = 1509 sq ft / 140.1 sq m
Total = 3028 sq ft / 281.3 sq m
For identification only - Not to scale



Reception Room 26'6" x 14'6" (8.08 x 4.42)

Dining Room 16'2" x 10'7" (4.93 x 3.25)

Kitchen 10'5" x 9'10" (3.18 x 3.00)

Bedroom 1 11'10" x 11'6" (3.63 x 3.51)

Bedroom 2 11'6" x 10'5" (3.51 x 3.18)

Bedroom 3 10'2" x 9'10" (3.12 x 3.02)

Bedroom 4 20'4" x 12'0" (6.20 x 3.66)

Outbuilding 33'11" x 29'10" (10.36 x 9.10)

Store 12'0" x 8'0" (3.68 x 2.44)

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: House

Property construction: Standard

Mains Electricity: Supplied by British Gas

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas

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.

