



## 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.



# The Cottages

## Knoll Cottage

102m<sup>2</sup> / 1,098ft<sup>2</sup>



GROUND FLOOR

FIRST FLOOR



Knoll Cottage	Dimensions	
	m	ft
<b>GROUND FLOOR</b>		
Kitchen	5.7 x 2.9	18.7 x 9.5
Living Room	5.7 x 3.4	18.7 x 11.2
<b>FIRST FLOOR</b>		
Bedroom 1	3.7 x 3.2	12.3 x 10.6
Bedroom 2	3.7 max x 3.5 max	12.2 max x 11.4 max
Study	3.7 x 1.9	12.1 x 6.1

## Specification

### General

- Air source heat pump boilers
- Mechanical Ventilation
- Luxury (LVT) flooring to living and kitchen areas
- Stylish fitted carpet to bedrooms
- Bespoke double glazed timber windows
- 10 year ICW Structural Defects Insurance / Warranty Policy
- Outstanding internal design and finish
- Patio areas to all houses and apartments with landscaped rear gardens
- Electric Panel radiators to apartments
- Lift to all floors Flats
- Superior insulation
- Clad in beautiful honey coloured Purbeck Stone
- Stoves to houses

### Kitchen

- Kitchen Elegance: designer kitchens with soft close doors and drawers with Blum Hinges. High gloss handless to apartments and Shaker to houses
- Compact worktops and upstands
- Fitted kitchen appliances featuring Bosch Oven and Induction Hob
- Integrated Fridge/Freezer, Dishwasher
- Stainless steel undermount sink and brushed chrome tap

### Bathrooms

- Porcelanosa Carrara tiles to all bathrooms and shower rooms in apartments and Butan Limestone to houses (by Royal Appointment to HRH Prince of Wales)
- Sanitaryware to include Geberit, Duravit, Kaldewei, Hansgrohe and Vado
- Quality traditional vanity units to all bathrooms, ensuites and WCs
- Heated chrome ladder towel rails
- Thermostatic shower valves
- Glazed shower screens

### Electrical

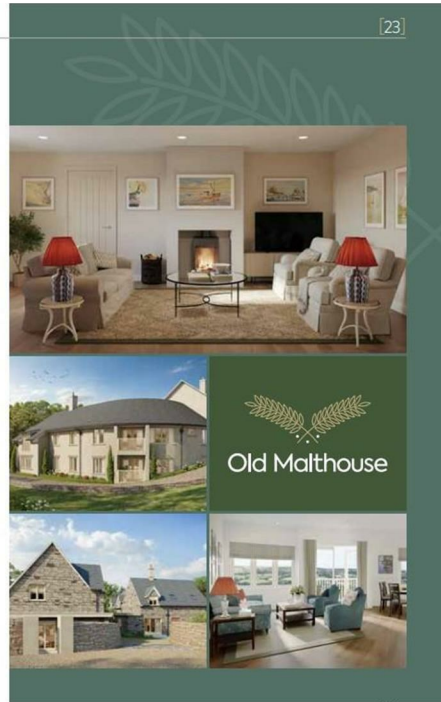
- Brushed chrome double sockets to all areas
- Shaver sockets to all bathrooms and en-suites
- LED downlights with dimmers
- Wiring for wifi

### Finishes

- Modern/traditional skirting and architraves
- Luxury internal doors
- Brushed / Polished chrome ironmongery

### External

- Outstanding views to Isle of Wight and local areas of outstanding natural beauty
- Beautifully landscaped exterior with lighting to paths



## Landscaping



## The Cottages



GROUND FLOOR

**Wight Cottage**  
124m<sup>2</sup> / 1,335ft<sup>2</sup>



FIRST FLOOR

**Langton Cottage**  
94m<sup>2</sup> / 1,012ft<sup>2</sup>



Wight Cottage	Dimensions	
	m	ft
<b>GROUND FLOOR</b>		
Kitchen	4.3 x 3.0 max	14.3 x 9.7 max
Living Room	4.5 x 4.4 (bay window 2.3 x 1.7)	14.8 x 14.5 (bay window 7.6 x 5.6)
<b>FIRST FLOOR</b>		
Bedroom 1	5.9 max x 3.7	19.3 max x 12.2
Bedroom 2	4.1 x 3.4	13.4 x 11.3
Bedroom 3	3.4 x 3.3	11.3 x 10.8
<b>Langton Cottage</b>		
<b>Dimensions</b>		
<b>GROUND FLOOR</b>		
Kitchen	4.4 x 1.8	14.3 x 5.9
Living Room	6.8 x 4.4	22.4 x 14.3
<b>FIRST FLOOR</b>		
Bedroom 1	4.9 x 4.7 max	15.9 max x 15.3
Bedroom 2	3.5 x 3.0	11.5 x 9.9

# Ballard Cottage





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# The Apartments



**Flat 5**  
110m<sup>2</sup> / 1,184ft<sup>2</sup>

Flat 5	Dimensions	
	m	ft
<b>GROUND FLOOR</b>		
Kitchen / Living Room	7.2 x 6.8	23.8 x 22.3
Bedroom 1	5.2 max x 4.1	17.3 max x 13.6
Bedroom 2	3.9 x 3.3	12.8 x 10.7
Bedroom 3	3.2 x 3.1	10.6 x 10.2



**GROUND FLOOR**



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