

# Durlston House Old Malthouse

Langton Matravers | Dorset | BH19 3HA

Hull Gregson Hull

# *Plot 16*

*Durlston House – Exceptional family living with stunning Purbeck views.*

*Occupying a prime corner position within The Old Malthouse development, Durlston House combines contemporary interiors with traditional Purbeck Stone exteriors and uninterrupted vistas towards the coastline and Purbeck Cliffs.*

*The ground floor is designed for practical, stylish living, featuring a large entrance hall, generous storage and a spacious WC. At the heart of the home lies a bright, open-plan kitchen/dining area with sliding patio doors opening onto the corner plot garden, creating an effortless connection between indoor and outdoor spaces. Adjacent, a spacious living room also benefits from patio doors leading directly to the garden, providing a perfect space for entertaining*



# KEY FEATURES

- *Prime Corner Plot with Panoramic Views Towards the Purbeck Cliffs*
- *Traditional Purbeck Stone Exterior Paired with Contemporary Interiors*
- *Spacious Open-plan Kitchen/Dining Area with Sliding Patio Doors to Garden*
- *Generous Living Room with Direct Access to Garden*
- *Large Entrance Hall With Ample Storage and Ground-Floor WC*
- *Three Double Bedrooms*
- *Primary Bedroom with Ensuite and Spectacular Coastal Views*
- *Contemporary Family Bathroom plus Additional Upstairs Storage*
- *Generous Garden Ideal For Outdoor Living and Entertaining*
- *Allocated Off-road Parking Within This Prestigious Village Development*



*and family life.*

*Upstairs, the property offers three generous double bedrooms, including a primary bedroom with ensuite and spectacular views across the Purbeck Cliffs. A contemporary family bathroom and additional storage complete the upper level, providing both practicality and comfort for modern family living.*

*Externally, Durlston House enjoys a corner plot wrap-around garden, ideal for outdoor entertaining, play, or simply enjoying the coastal surroundings. The property also benefits from allocated off-road parking, adding both convenience and security for residents.*

*Combining light-filled, well-proportioned rooms, traditional craftsmanship, and modern finishes, Durlston House is an outstanding family home or luxurious holiday retreat in one of Langton Matravers' most sought-after locations.*








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

*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.*












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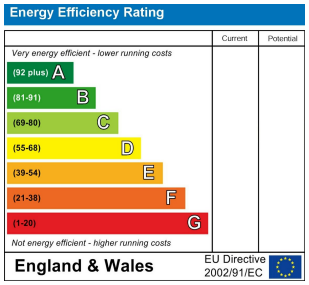
# Durlston House

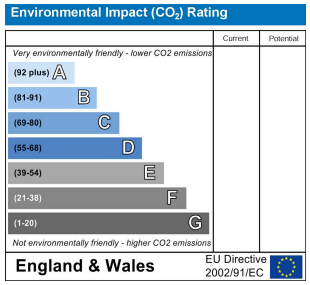



GROUND FLOOR




FIRST FLOOR







Living room 19'4" 11'9"

Kitchen/Diner 19'4" x 10'5"

Inner Hallway

WC

Stairs to First Floor

Landing

Primary Bedroom 12'7" x 11'9"

Ensuite 8'5" x 5'8"

Bedroom Two 10'0" x 9'10"

Bedroom Three 10'11" x 9'2"

Bathroom 7'6" x 5'6"

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 House
Property construction: Standard
Council Tax: TBC
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Electric
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.

New Build Additional Info
Please Note: The drawings and particulars are for illustrative purposes only and shall not form part of any contract. Some example images may be from a typical show home on site, rather than specific properties.

There is a community service charge of TBC



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