



Ansty House, Old Malthouse, High Street  
Langton Matravers | Dorset | BH19 3HA

# ANSTY HOUSE



*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*

# ANSTY HOUSE

Ansty House – an exceptional detached residence with sweeping Purbeck views. Offering approximately 1,421 sq ft of beautifully designed accommodation, Ansty House is an impressive detached home positioned within the prestigious Old Malthouse development in Langton Matravers. Blending contemporary living with the timeless charm of Purbeck Stone architecture, this property provides a superb coastal lifestyle with spectacular views across Swanage and towards the Purbeck Cliffs.

The ground floor is centred around an expansive open-plan living room, family room and kitchen, a wonderfully flexible space designed for modern living. Flooded with natural light, the room features two sets of sliding patio doors opening out to the private garden, creating a seamless indoor–outdoor flow ideal for dining, entertaining or simply enjoying the coastal surroundings. A downstairs WC, useful storage and a welcoming entrance hall complete this level.

Upstairs, Ansty House offers three generous double bedrooms, each thoughtfully proportioned. The primary bedroom enjoys breathtaking views and benefits from its own contemporary ensuite bathroom. A stylish family bathroom serves the remaining bedrooms, ensuring comfort and convenience for residents and guests alike.

Ansty House presents a rare opportunity to acquire a spacious, detached home in a sought-after Purbeck village, perfectly suited as a full-time residence or an exceptional coastal retreat.







# KEY FEATURES

- Stunning Detached Home Within the Prestigious Old Malthouse Development
- Approximately 1,421 sq ft of Well-Planned Accommodation
- Expansive Open-plan living/family room/kitchen
- Spectacular views across Swanage and towards the Purbeck Cliffs
- Spacious Entrance Hall with Downstairs WC and Useful Storage
- Three Generous Double Bedrooms on the Upper Floor
- Primary Bedroom with Superb Views and a Contemporary Ensuite
- Stylish Family Bathroom
- Ideal as Permanent Home or a High-quality Coastal Retreat
- Fully Fitted Kitchen with Integral Appliances

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.

Welcome to Langton Matravers:

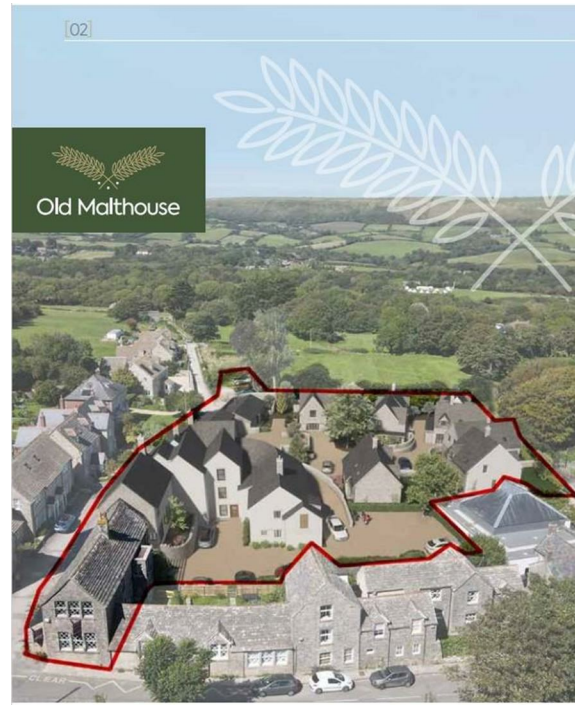
Langton Matravers is a traditional Purbeck village on Dorset's famous Jurassic Coast, less than two miles from the popular seaside town of Swanage, the principal town of the Purbecks, with its wide range of shops, restaurants, sandy beaches and Heritage Steam Railway.

The village of Langton Matravers sits amidst the South West Coastal Path, a UNESCO heritage site, offering the most magnificent backdrop to the village and providing a natural environment with an abundance of outdoor activities and trails from the doorstep. This long village full of traditionally built Purbeck Stone properties offers traditional village amenities of St George's Church, an excellent Primary School, Village Hall, Scout Hut, Museum, The King's Arms village pub and Putlake Adventure Farm with shop. Purbeck amenities are outstanding with popular junior and secondary schools in the local villages and towns. Doctor Surgeries are located in Swanage, Corfe Castle and Wareham with a Cottage Hospital in Swanage and main Hospitals in Poole, Dorchester and Bournemouth. There are local football, rugby, tennis, bowls and cricket clubs and several golf courses with outstanding terrain and magnificent views.

In regards to outdoor activities, the walking, footpaths and bridle paths in the area are second to none, with the South West Coast Path accessed from the village offering walking for as many miles as you wish, running from Poole Harbour around Weymouth and beyond to Somerset, Devon and Cornwall. Swanage Bay and Studland Bay are thriving water sport destinations catering for motorboats, sail boats, jet-skis, kayaks and paddle board. There is an established Dive Centre on Swanage Pier and many pleasure boats travel between Poole Quay and Swanage Pier daily with the Waverley Paddle Steamer also taking annual trips during the month of September.







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CHAIN FERRY TO SANDBANKS / STUDLAND

ISLE OF WIGHT

START OF JURASSIC COAST

SWANAGE BAY

SWANAGE

LANGTON MATRAVERS

B3069



PRIVATE NO THROUGH ROAD

## Local attractions.

The local area offers a captivating array of attractions and stunning natural scenery that charms local residents and visitors throughout the seasons, giving enjoyment for all ages throughout the year.

From historic landmarks to vibrant cultural hubs, there's something for everyone to enjoy.

### Attractions include:

- Agglestone Rock
- Corfe Castle
- Swanage Heritage Steam Railway & Stations
- Wareham (Saxon Walled Town, market every Saturday)
- Protected Nature Reserves (RSPB, NT, etc)
- Durdle Door
- Lulworth Castle and Cove
- Jurassic Coast / SW Coastal Path / UNESCO heritage site
- Swanage – Seaside town with vibrant restaurants, boutiques, heritage railway and sandy beach, leading to Durlish Country Park
- Corfe Castle – Historic village with medieval castle, traditional tea rooms and pubs and a doctor's surgery
- Kimmeridge – Attenborough dinosaur find of 2m long Plesiosaur skull
- Kings Arms pub in Langton Matravers
- St George's Primary School in Langton Matravers

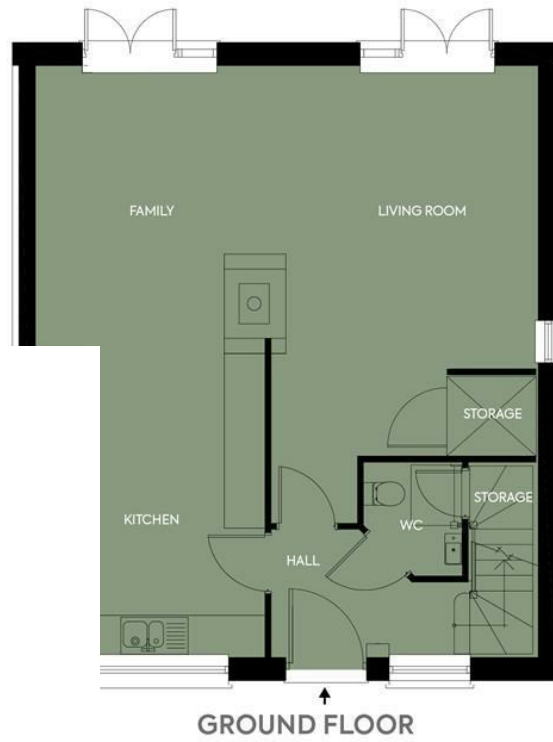


## Well connected.

The Studland to Sandbanks Ferry runs daily across the harbour entrance connecting quickly to Poole and Bournemouth facilities. A mainline train service runs from Wareham through to Waterloo in a little over 2 hours. The historic Swanage Heritage Steam Railway runs daily trains between Swanage and Norden Holt via Corfe Castle. There are also regular bus routes connecting the local area.

- |                          |                                  |  |
|--------------------------|----------------------------------|--|
| <b>A</b> Durdle Door     | <b>G</b> RSPB Arne               | <b>M</b> Sandbanks                                     |
| <b>B</b> Lulworth Cove   | <b>H</b> Corfe Castle            | <b>N</b> Durlish Country Park NT                       |
| <b>C</b> Lulworth Castle | <b>I</b> Brownsea Island NT      | <b>O</b> King's Arms, Langton Matravers                |
| <b>D</b> Tynham Village  | <b>J</b> Studland Bay NT         | <b>P</b> St George's Primary School, Langton Matravers |
| <b>E</b> Wareham Town    | <b>K</b> Knoll Beach NT          | <b>Q</b> Langton Matravers                             |
| <b>F</b> The Blue Pool   | <b>L</b> Swanage Railway Station | <b>R</b> Old Malthouse                                 |

# Ansty House





FINE & COUNTRY



# Landscaping



- Planting
- Hedge
- Lawn
- Purbeck Stone Settes
- Purbeck River Flagstones
- Tarmac
- Purbeck Chippings Gravel
- Existing Trees
- New Trees
- Bollard Lighting



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