



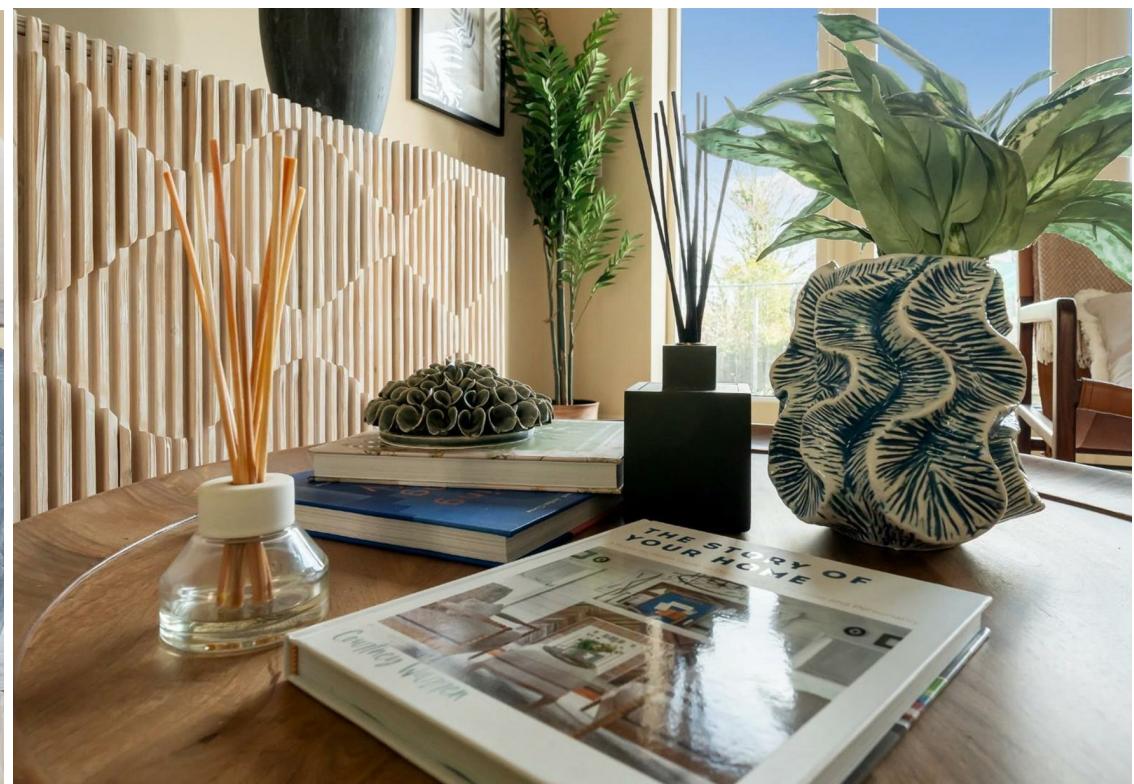
Ansty House, Old Malthouse
Langton Matravers, BH19 3HA

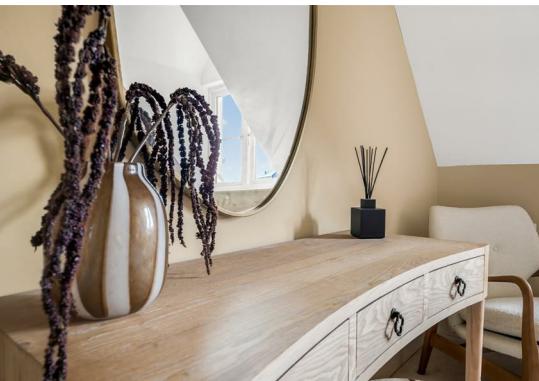
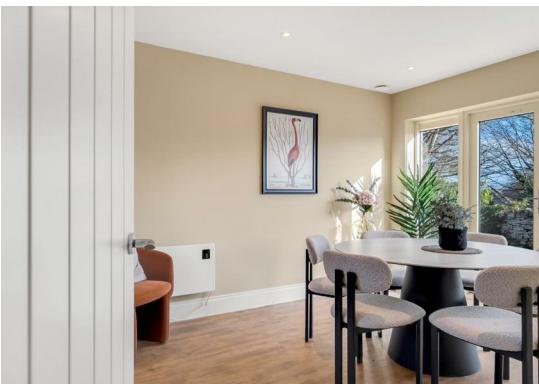
**Guide Price
£795,000 Freehold**

Ansty House, Old Malthouse

Langton Matravers, BH19 3HA

- 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





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.
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 for both residential and holiday use.

Ansty House



Entrance Hallway

Living Room

73'1" x 42'3" (maximum measurements) (22.3 x 12.9 (maximum measurements))

Kitchen/Family

28'10" x 12'9" (8.8 x 3.9)

Primary Bedroom

19'0" x 13'1" (maximum measurements) (5.8 x 4 (maximum measurements))

Ensuite

7'6" x 5'2" (2.29 x 1.58)

Bedroom Two

14'9" x 10'9" (4.5 x 3.3)

Bedroom Three

13'5" x 9'6" (4.1 x 2.9)

Family Bathroom

9'2" x 5'10" (2.8 x 1.8)

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

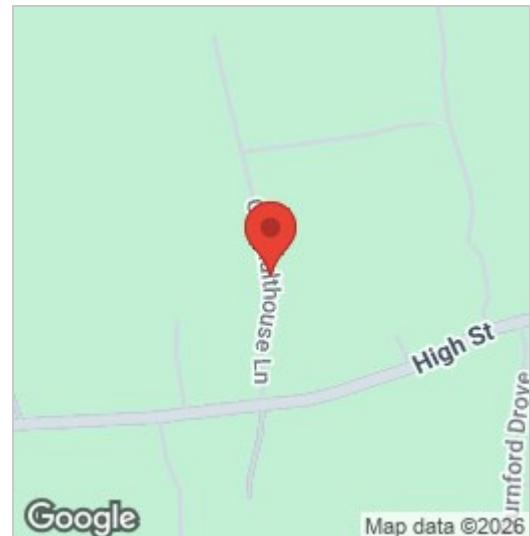
Heating Type: Electric

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			

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