



1-7 Old Malthouse Apartments
Langton Matravers | Dorset | BH19 3HA



KEY FEATURES

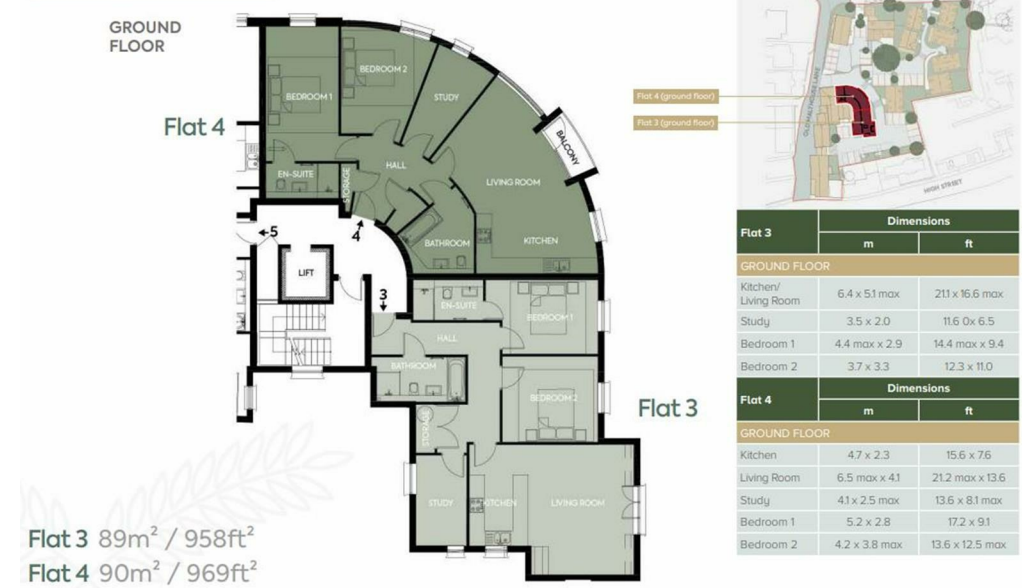
- *Seven Brand New Apartments*
- *Prestigious New Build Development ~ The Old Malthouse*
- *Lower Ground, Ground and First Floor Apartments*
 - *Open-Plan Style Living Accommodation*
- *Modern Fitted Kitchens with Integral Appliances*
 - *Stylish Family Bathrooms*
 - *Immaculate Modern Interiors*
 - *Air Source Heat Pump Boilers*
 - *Lift Access to Accommodation*
- *Benefit of Allocated Parking Space*



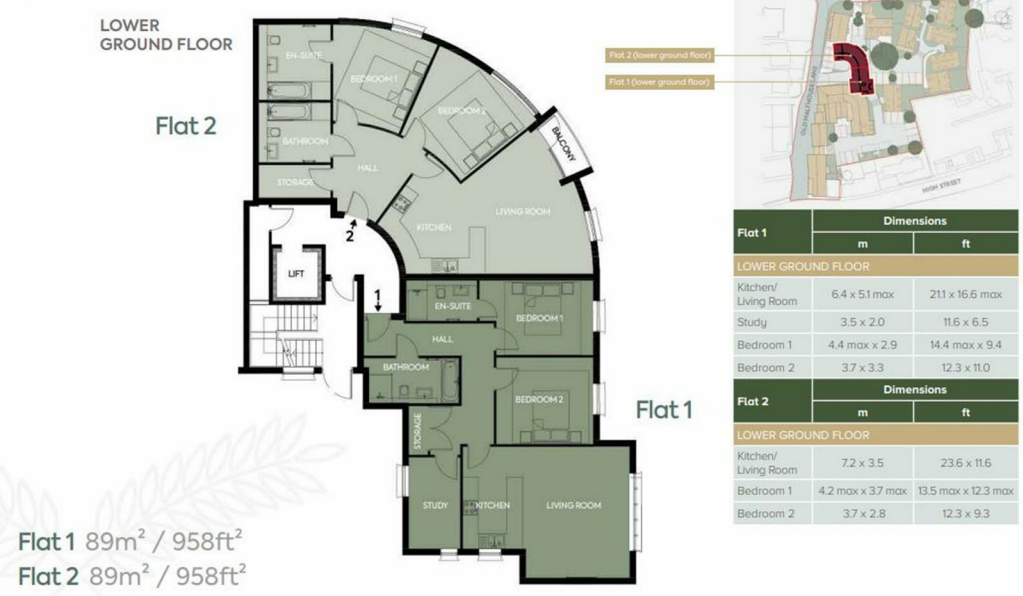
Occupying a prominent position within The Old Malthouse development, this exceptional collection of seven new apartments present high-specification traditional Purbeck Stone exteriors and stylish contemporary interiors. The apartments have been thoughtfully designed to provide spacious, light-filled accommodation, with a choice of layouts across the lower ground, ground and first floors. Ranging from approximately 58 sq m to 109 sq m, the collection offers a variety of well-appointed one and two-bedroom apartments as well as a substantial three-bedroom apartment.

The variety of sizes and layouts provides an appealing choice for those seeking a permanent residence, second home or luxurious retreat in the heart of Purbeck. The wider development comprises three cottages, and nine detached properties, creating a carefully balanced collection of luxurious design and comfortable living. The new apartments have been designed to complement the historic setting, with characterful Purbeck stone features and detailing, modern interiors and eco-friendly light and power sources.

The Apartments



The Apartments



The Apartments



With a choice of one, two and three-bedroom apartments, generous proportions and a highly sought-after village setting, The Old Malthouse offers a rare opportunity to acquire a brand-new home within a development that combines the architectural character of Purbeck with the convenience and quality of contemporary living.

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.

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 to 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.



[10]

Old Malthouse | Langton Matravers

The Apartments

Flat 6
69m² / 743ft²
Flat 7
59m² / 635ft²



Flat 6	Dimensions	
	m	ft
FIRST FLOOR		
Kitchen / Living Room	7.2 x 5.0 max	23.7 x 16.6 max
Bedroom 1	3.3 x 3.2	10.8 x 10.6
Bedroom 2	3.7 max x 3.3	12.0 max x 10.9
Flat 7	Dimensions	
	m	ft
FIRST FLOOR		
Kitchen / Living Room	5.9 x 4.2	19.4 x 13.6
Study	2.9 x 2.4	9.5 x 7.9
Bedroom 1	3.9 x 3.3	12.7 x 10.7

The Apartments





Flat One 291'11"²

Flat Two 291'11"²

Flat Three 291'11"²

Flat Four 295'3"²

Flat Five 360'10"²

Flat Six 226'4"²

Flat Seven 193'6"²

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. We understand the development is still under construction and tenure information is TBC.

Property type: Apartments

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Electric

Council Tax: TBC

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. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions 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 firms 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		
England & Wales	EU Directive 2002/91/EC	



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