



**COLEMAN COTTAGE, OLD MALTHOUSE LANE, LANGTON MATRAVERS
£425,000 Freehold**

This charming semi-detached cottage, once part of The Old Malthouse School buildings, is situated in a Conservation Area in the centre of the picturesque village of Langton Matravers. Open countryside and the coastal path to the sea at Dancing Ledge are close by. It is thought to have been built during the early part of the 20th Century and is constructed of natural Purbeck stone, under a pitched roof covered with stone tiles.

‘Coleman Cottage’ is immaculately presented throughout, offering a sympathetic mix of character and contemporary interior creating a relaxed home with an easy living style. It also has the considerable advantage of an an easily maintained garden and off-road parking.

The village of Langton Matravers lies approximately 2.5 miles to the West of the seaside resort of Swanage and some 9 miles from the market town of Wareham, the latter having main line rail link to London Waterloo (approximately 2.5 hours). Much of the area surrounding the village is classified as being of Outstanding Natural Beauty.

Property Ref LAN2225

Council Tax Band D - £2,651.09 for 2026/2027



You are welcomed to this charming property, formerly part of the Old Malthouse School, by the generous living room with ample space for a dining table chairs and 3 large sash windows which flood the room with natural light. Leading off, the kitchen is fitted with a stylish range of white units, complementing worktops, and integrated appliances. There is also a small utility with WC leading off on this level.

On the first floor there are two good sized bedrooms; the principal room is particularly spacious at the front of the property. Bedroom two is also a double and has a connecting door with the principal bedroom. The bathroom is fitted with a modern white suite including bath with shower over and completes the accommodation.

Outside, the South facing front garden is easily maintained with Purbeck stone set in gravel, edged by flower borders, and has a timber store. There is also an allocated parking space.

All viewings are strictly by appointment through the Sole Agents, Corbens 01929 422284. The post code for the property is **BH19 3JA**.

