

RAILWAY HOUSE
2 REMPSTONE ROAD
SWANAGE
DORSET
BH19 1DW
Opposite the Steam Railway Station



Tel: 01929 423333
(24 hours)
Web: www.milesandson.co.uk
Email: property@milesandson.co.uk



High Street, Langton Matravers, Dorset BH19 3HD

Detached Grade II Listed character house in a semi-rural village edge location. 'Long House' origins dating back to the 17th Century. 3 bedrooms, 2 reception rooms, kitchen, bathroom/W.C., gas central heating. Character features including an Inglenook fireplace. Approx. 0.25 acre plot with rural (and some sea) views.

- Grade II Listed character property
- 2 reception rooms
- Gas central heating
- Semi-rural village edge position
- Approx. 0.25 acre plot
- Kitchen
- Gardens and ample off road parking
- 3 bedrooms
- Ground floor bathroom/W.C.
- Rural views. Some sea views

Asking Price £495,000

High Street, Langton Matravers, Dorset BH19 3HD

SITUATION

Occupying a good sized plot of approx. 0.25 of an acre in a semi-rural location on the western outskirts of the village of Langton Matravers, adjoining open farmland. Langton Matravers has a pub, church and a school and the village itself is approximately two miles to the west of the seaside town of Swanage.

DESCRIPTION

A Grade II Listed property described in the 'Listing Text' at the date of Listing (13/12/1984) as a detached cottage probably of 17th Century origin, extended in the 18th Century, and reputedly of long-house origin. Renovated and adapted by the current owner over a period of time the property is now two storey's and is of stone construction with a wealth of character which includes exposed beams and a lounge with an Inglenook fireplace, solid fuel burning stove and a flag-stone floor. The vendor has advised that the property is reputed to be the "oldest cottage in the village, built around 1630".

Although they do not allow for the building of an additional residential dwelling on the land, extensions and the erection of ancillary outbuildings will be considered (subject to the specifications being approved by the National Trust). Holiday letting is also permitted but restricted to 8 weeks in any one calendar year.

ACCOMMODATION:

Covered entrance porch. Door to:

KITCHEN (S & N):

14'2" (4.34m) x 11'2" (3.4m). Flagstone floor, radiator, single drainer sink unit with mixer tap and work surfaces with drawers, cupboards, dishwasher and washing machine under, gas cooker, gas boiler, tiled splash backs, matching wall cupboards, exposed ceiling beams. Door to rear garden.

BATHROOM/W.C.:

Corner bath with mixer tap/shower attachment, low level w.c., wash basin, fully tiled walls, extractor unit.

LOUNGE (S):

15'11" (4.85m) x 14'11" (4.56m) plus door well. Inglenook fireplace with bread oven, stone hearth and surround, flag stone floor, 2 radiators, TV aerial point, central heating thermostat, exposed beams. Door to:

RECEPTION ROOM 2 (S & N):

16' (4.89m) x 8'10" (2.71m). Corner brick fireplace, radiator, stripped wood floor, beamed ceiling, doors to both front and rear gardens, rural views.

FIRST FLOOR

LANDING (N):

Beamed and sloping ceiling, hill views, recess with opaque glazed screens providing space for:

BEDROOM 3:

10'8" (3.26m) x 8'7" (2.6m). Sloping ceiling, radiator.

BEDROOM 2 (W):

12'4" (3.7m) x 9' (2.7m). Beamed and sloping ceilings, radiator, rural views.

BEDROOM 1 (E):

14'8" (4.4m) x 11'10" (3.6m). Beamed & sloping ceiling, 2 radiators, sea & rural views.

OUTSIDE:

Good sized grounds of approximately 0.25 of an acre surround the property with the majority of the garden to the east of the property.



ADDITIONAL INFORMATION

Property type: Detached. Construction: Standard. Electric supply: Mains. Water supply: Mains. Heating: Mains gas. Broadband: FTTC (checker.ofcom.org.uk/). Mobile signal/coverage: Please see: checker.ofcom.org.uk/

COUNCIL TAX:

Band D: £2465.90 payable for 2024/25 (excluding discounts).

VIEWING:

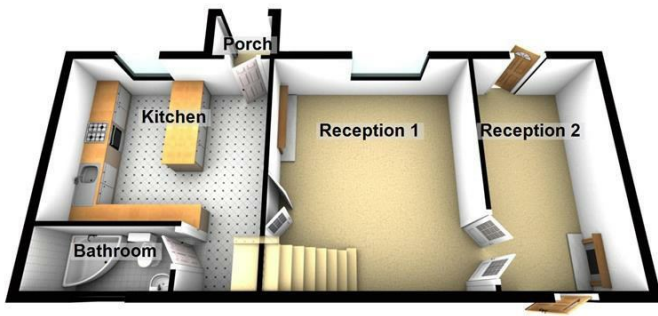
By prior appointment only please, through the Agents MILES & SON during normal office hours (lunchtimes included).

THE PROPERTY MISDESCRIPTION ACT 1991:

The Property Misdescription Act 1991. These particulars have been prepared to the best of our knowledge and belief in accordance with the Act and they shall not constitute an offer or the basis of any contract. Our inspection of the property was purely to prepare these particulars and no form of survey, structural or otherwise was carried out. Defects and/or other matters may be revealed on a survey carried out on your instructions. Internal measurements and site measurements, where given, are approximate and intended only as a guide as obstacles may well have prevented accuracy. Floor plans are not to scale and are for guidance only. You are advised to check the availability of this property before travelling to view. Any appointment to view should be made, and all negotiations conducted, through Miles & Son.



Ground Floor



First Floor

