106 High Street

Swanage | | BH19 3HD

Hull
Gregson
Hull

TOP HOUSE

Top House is an impressive five-bedroom semi-detached residence that combines period character, timeless charm and the opportunity to generate an excellent income by letting the two attached self-contained annexes, if desired. Constructed of traditional Purbeck stone, and surrounded by National Trust Land in an Area of Outstanding Natural Beauty, this exceptional home is rich in original features, including attractive stone-flagged floors, exposed beams and a wealth of architectural character.

Situated in the sought-after village of Langton Matravers, the property enjoys an enviable location from which to explore Dorset's spectacular coastline. The historic village is renowned for its centuries-old Purbeck stone quarrying heritage and lies within the Jurassic Coast, a UNESCO World Heritage Site. The iconic ruins of Corfe Castle, the golden beaches of Studland and the traditional seaside town of Swanage are all just a short drive away.

A welcoming entrance hall leads into the spacious sitting room, where an exposed Purbeck stone feature wall and an impressive inglenook fireplace with a wood-burning stove create a wonderfully warm and inviting atmosphere—perfect for relaxing after a walk to Chapman's Pool or St Aldhelm's Head.

Beyond the sitting room, the central hallway features elegant stone-flagged flooring and a striking turning staircase rising to the first-floor landing. A conveniently positioned cloakroom is located just off the hall.

The dining room adjoins the hallway, providing a delightful space for family gatherings and entertaining. Beyond lies a beautifully appointed farmhouse-style kitchen, fitted with an excellent range of contemporary worktops, cupboards and drawers, complemented by attractive stone-tiled flooring. A delightful westerly outlook across the garden provides the perfect backdrop for breakfast or morning coffee.

KEY FEATURES

- *Country-style living*
- *Large, Comfortable Home*
- *Fabulous Views of Corfe Castle and Countryside*
- *Five Double Bedrooms*
- *Three Double bedrooms in the Adjoining but Independent Annexes*
- *Allows multi-generational 8 Bedroom Living as a Single House or Income Potential Through Letting*
- *Located in Area of Outstanding Natural Beauty surrounded by National Trust land*
- *Large Driveway and Garage*
- *Sought-After Village Location*
- *Superb Scenic Walks Nearby*

Also accessed from the hallway is a generously proportioned utility room, offering ample storage, a sink and space for laundry appliances. Beyond this is a practical sun room, ideal for muddy boots, coats and paws before entering the main house.

Also on the ground floor is a comfortable family room, equally suited as a study, snug or additional reception room. The accommodation flows into a delightful conservatory with a vaulted ceiling, creating a wonderfully light-filled space from which to enjoy the surrounding gardens and far-reaching countryside views.

The first floor offers well-proportioned accommodation, centred around an impressive principal suite enjoying beautiful views across the surrounding hills and countryside. The suite includes a generous dressing room with an excellent range of fitted wardrobes, a contemporary shower room and a separate WC with bidet and wash basin.

Bedroom Two benefits from its own en-suite shower room, providing excellent comfort and privacy for visiting guests, while a third bedroom and two further bath/shower rooms complete the first-floor accommodation.

Stairs continue to the second floor, where two additional bedrooms provide ideal accommodation for children, guests or hobbies. At the top of the house is a further attic room together with a large boarded attic space with a window, offering excellent storage and potential for a variety of uses, subject to any necessary consents.

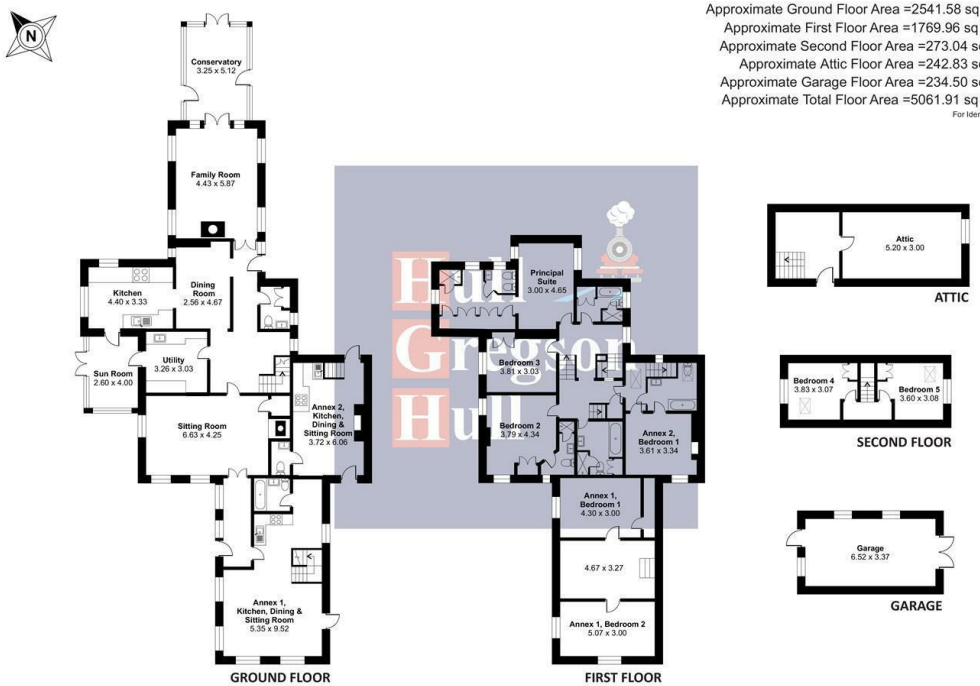
Connected to the main house, yet each enjoying its own private external entrance, are two self-contained annexes. Old Haberdashery offers beautifully presented open-plan living accommodation with two first-floor bedrooms, while Bobbin Cottage comprises an open-plan kitchen, living and dining area, together with a ground-floor bedroom and bathroom. Both annexes present an excellent opportunity to generate holiday letting income in this highly sought-after area, which is particularly popular with walkers, cyclists and visitors exploring the Purbeck countryside and Jurassic Coast.

Outside, a gravelled driveway provides parking for up to six vehicles and leads to a detached Purbeck stone garage with power and lighting. The beautifully landscaped gardens are a particular feature of the property, comprising expansive lawns interspersed with mature shrubs and trees, all enjoying magnificent open views towards the Purbeck Hills, Corfe Castle and Ballard Down. In addition, a charming walled garden adjoins the main house, providing a wonderfully private and secluded outdoor space.

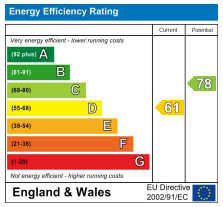
Top House is a home of exceptional character and tranquillity, offering an increasingly rare opportunity to acquire a substantial period residence with remarkable versatility and considerable income potential. The property has previously hosted a family wedding, a testament to its e

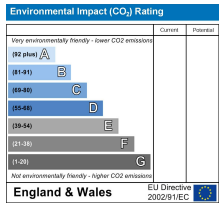
High Street, Langton Matravers, BH19 3HD

Approximate Ground Floor Area =2541.58 sq ft / 238.11 sq m
Approximate First Floor Area =1769.96 sq ft / 165.82 sq m
Approximate Second Floor Area =273.04 sq ft / 25.58 sq m
Approximate Attic Floor Area =242.83 sq ft / 22.75 sq m
Approximate Garage Floor Area =234.50 sq ft / 21.97 sq m
Approximate Total Floor Area =5061.91 sq ft / 474.23 sq m
For Identification only - Not to Scale



These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.





GROUND FLOOR

Sitting Room 21'9" x 13'11"

Kitchen 14'5" x 10'11"

Dining Room 8'4" x 15'3"

Utility Room 10'8" x 9'11"

W.C

Family Room 14'6" x 19'3"

Conservatory 10'7" x 16'9"

Sun Room 8'6" x 13'1"

FIRST FLOOR

Principle Suite 9'10" x 15'3"

Ensuite One

Bedroom Two 12'5" x 14'2"

Ensuite Two

Bedroom Three 12'5" x 9'11"

Family Bathroom One

Family Bathroom Two

SECOND FLOOR

Bedroom Four 12'6" x 10'0"

Bedroom Four 11'9" x 10'1"

Attic 17'0" x 9'10"

Garage 21'4" x 11'0"

ANNEX ONE: “Old Haberdashery”

A.O: Kitchen / Dining / Sitting Room 17'6" x 31'2"

A.O: Bathroom

A.O: Bedroom One 14'1" x 9'10"

A.O: Bedroom Two 16'7" x 9'10"

ANNEX TWO: “Bobbin Cottage”

A.T: Kitchen / Dining / Sitting Room 12'2" x 19'10"

A.T: Bedroom One 11'10" x 10'11"

A.T: Bathoom

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
Property construction: Purbeck Stone
Tenure: Freehold
Council Tax: Band E
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas Central Heating in the main house, electric heating in the two annexes.
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.

Hull Gregson & HullSwanage
7 Institute Road
Swanage
BH19 1BT
Tel: 01929 426655
Email: swanage@hgh.co.uk

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