



Durlston House Old Malthouse
Langton Matravers | Dorset | BH19 3HA

Plot 16

*Durlston House – Exceptional family living
with stunning Purbeck views.*

*Occupying a prime corner position within
The Old Malthouse development, Durlston
House combines contemporary interiors with
traditional Purbeck Stone exteriors and
uninterrupted vistas towards the coastline
and Purbeck Cliffs.*

*The ground floor is designed for practical,
stylish living, featuring a large entrance
hall, generous storage and a spacious WC.
At the heart of the home lies a bright, open-
plan kitchen/dining area with sliding patio
doors opening onto the corner plot garden,
creating an effortless connection between
indoor and outdoor spaces. Adjacent, a
spacious living room also benefits from patio
doors leading directly to the garden,
providing a perfect space for entertaining*



KEY FEATURES

- *Prime Corner Plot with Panoramic Views Towards the Purbeck Cliffs*
- *Traditional Purbeck Stone Exterior Paired with Contemporary Interiors*
- *Spacious Open-plan Kitchen/Dining Area with Sliding Patio Doors to Garden*
- *Generous Living Room with Direct Access to Garden*
- *Large Entrance Hall With Ample Storage and Ground-Floor WC*
- *Three Double Bedrooms*
- *Primary Bedroom with Ensuite and Spectacular Coastal Views*
- *Contemporary Family Bathroom plus Additional Upstairs Storage*
- *Generous Garden Ideal For Outdoor Living and Entertaining*
- *Allocated Off-road Parking Within This Prestigious Village Development*



and family life.

Upstairs, the property offers three generous double bedrooms, including a primary bedroom with ensuite and spectacular views across the Purbeck Cliffs. A contemporary family bathroom and additional storage complete the upper level, providing both practicality and comfort for modern family living.

Externally, Durlston House enjoys a corner plot wrap-around garden, ideal for outdoor entertaining, play, or simply enjoying the coastal surroundings. The property also benefits from allocated off-road parking, adding both convenience and security for residents.

Combining light-filled, well-proportioned rooms, traditional craftsmanship, and modern finishes, Durlston House is an outstanding family home or luxurious holiday retreat in one of Langton Matravers' most sought-after locations.



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.







Durlston House



GROUND FLOOR



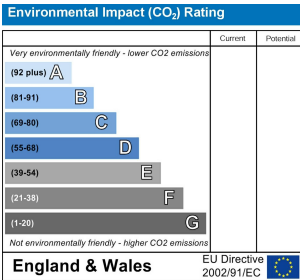
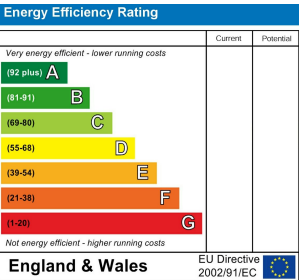
FIRST FLOOR

- Living room 19'4" 11'9"
- Kitchen/Diner 19'4" x 10'5"
- Inner Hallway
- WC
- Stairs to First Floor
- Landing
- Primary Bedroom 12'7" x 11'9"
- Ensuite 8'5" x 5'8"
- Bedroom Two 10'0" x 9'10"
- Bedroom Three 10'11" x 9'2"
- Bathroom 7'6" x 5'6"

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.





Hull Gregson Hull Ltd
7 Institute Road, Swanage, BH19 1BT
Tel: 01929 426655
swanage@hgh.co.uk

Hull Gregson Hull Ltd. Registered in England and Wales. Company Reg. No 10486229
Registered office address: Leanne House East Wing, Ground Avon Close, Granby Industrial Estate, Weymouth, England, DT4 9UX