



Old Malthouse

Langton Matravers, BH19 3HA



Asking Price
£650,000 Freehold



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- Prime Corner Plot with Panoramic Views Towards the Purbeck Cliffs
- Spacious Open-Plan Kitchen/Dining Area with Sliding Patio Doors to Garden
- Large Entrance Hall With Ample Storage
- Contemporary Family Bathroom
- Allocated Off-Road Parking Within This Prestigious Village Development
- Traditional Purbeck Stone Exterior Paired with Contemporary Interiors
- Generous Living Room with Direct Access to Garden
- Two Double Bedrooms
- Generous Garden Ideal For Outdoor Living and Entertaining





NEWLY BUILT BUNGALOW (ONLY ONE ON THE DEVELOPMENT)

Positioned within the exclusive Old Malthouse development, Ballard Cottage is a distinctive, newly constructed bungalow – the only one of its kind within the scheme – blending traditional Purbeck stone elevations with refined contemporary interiors.



Thoughtfully designed for elegant yet practical living, the property enjoys far-reaching views across Ballard Down and towards Swanage Bay. At its centre lies a striking open-plan kitchen and dining space, enhanced by a vaulted ceiling and an abundance of natural light. Sliding doors open seamlessly onto the garden, creating an effortless transition between indoor and outdoor living. A



generously proportioned sitting room also benefits from direct garden access, offering an ideal setting for both relaxed family life and entertaining.

The accommodation further comprises two well-appointed double bedrooms, each enjoying captivating views across the Purbeck Hills, alongside a beautifully finished family bathroom and ample storage, ensuring comfort and functionality throughout.

Externally, the private garden provides a bright and open setting for al fresco dining or quiet enjoyment of the surrounding landscape. Allocated off-road parking adds further convenience.

Situated just moments from the Jurassic Coast and scenic coastal paths within this designated Area of Outstanding Natural Beauty, Ballard Cottage offers an enviable lifestyle – combining countryside serenity with immediate access to Swanage's sandy bay, vibrant town centre and dramatic cliff-top walks.

The Old Malthouse development comprises an exclusive collection of three cottages, seven apartments and maisonettes, and nine detached homes. Each property reflects a harmonious balance of heritage-inspired architecture and modern, eco-conscious specification, carefully designed to complement the local landscape.

Images shown are indicative of the development and may not represent this specific property.



Ballard Cottage



Inner Hallway

Living Room

Kitchen/Diner

Primary Bedroom

Bedroom Two

Bathroom

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: 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	