



Asking Price: £1,500,000

### Recently Trading Residential Care Home Grade II Listed

The Old Rectory  
56 High Street  
Langton Matravers  
Swanage  
BH19 3HB

### OVERVIEW

A Grade II Listed former rectory from the 17th century, now re-purposed as a recently operational residential care facility, is offered for sale by private treaty.

The care home has 32 operational beds. Fixtures and fittings remain in situ, making the property suitable for immediate re-occupation by a care home operator.

Expanded over the course of the 19th century, the property showcases a blend of architectural styles. The original section, overlooking the front gardens, has rubble stone walls, a stone slate roof, and mullioned windows. The 19th century two-storey extension has been similarly constructed.

Another late 19th century two storey extension on the north side of the property forms the front entrance with a panelled door and fanlight in the segmental pointed arch.

The modern single-storey stone extension to the north elevation offers access onto the outside seating area, where there is a low level boundary fence.

Onsite car parking is available within the grounds to the right hand side of the main entrance off St George's Close.

**For Sale by  
Private Treaty**

### Overview Continued

Windows are a mix of single glazed timber sash and double glazed uPVC sash.

Internally, the accommodation is predominantly spread across the ground and first floors, connected via two staircases, a passenger lift, and a hydraulic lift at the lower ground level. Ramps have been installed in various sections of the building, alongside level access to most first-floor rooms.

Upon entering the ground floor, there is a corridor on the left hand side, leading to staff areas and two bedrooms. The commercial kitchen is at the far end of the corridor, adjacent to the main communal living area.

From the main entrance hall, another corridor runs the length of the building, with bedrooms on either side. Both lifts are found within this section of the ground floor, one next to the main living space close to the courtyard, and the other within the lower ground floor section.

The first floor primarily consists of bedrooms and communal bathrooms, all accessible via lifts and two sets of stairs. Lastly, a staff floor above provides administrative offices, a kitchen, and toilet facilities.

### FEATURES

- For sale by private treaty
- Grade II Listed former rectory
- Recently traded as a residential care home
- Substantial refurbishment works in 2022
- Fixtures and fittings still in situ
- Asking price: £1,500,000
- Approx. 0.5 acre plot
- Approx. total floor area 11,750ft<sup>2</sup>
- Onsite car parking
- Freehold

### Location

Langton Matravers is a Dorset village and civil parish situated on the Isle of Purbeck in southern England, two miles west of Swanage and 5 miles southeast of Corfe Castle.

Positioned advantageously on the northern side of the B3069 (High Street), the property is accessed through St. George's Close. Residents benefit from close proximity to St. George's Church, Langton Matravers Village Hall, The Kings Arms Public House, and St. George's Church of England Primary School, all within a short walking distance.

### Care Home Investment Opportunity

We are advised that as trading has only recently ended, the local authority, who funded the majority of places, are likely to be in need of a local care provider and to be willing to enter into a care contract with any purchaser. This will provide an opportunity for a new operator to continue trading the property as a Care Home, with a ready supply of new residents who are on the local authorities waiting list.

### Chattel Assets

The in situ chattel assets are available to purchase by separate negotiation.

### Floor Area

Approx. total floor area  
1,093.45 m<sup>2</sup> / 11,750 ft<sup>2</sup>  
(Measurements taken on inspection)

### Services

We understand the property to have mains gas, electricity, water and drainage.

The services have not been inspected by John Pye Property and we recommend that interested parties complete their own investigations in this respect.

### Tenure

Freehold with vacant possession.

### Council Tax

The property is rated in Council Tax band H.

### EPC

The property is Grade II listed, therefore it is exempt from an EPC.

