

The Grainstore, Upwey, Weymouth



£425 000 Weymouth 4.8 miles, Dorchester 4.4 miles, Yeovil 25 miles, Bournemouth 32.6 miles

A four bedroom detached stone house converted from a former grainstore

Entrance Hall – Dining/Family Room – Kitchen with Breakfast Room – Sitting Room – Four Bedrooms – En-Suite Bathroom – Shower Room – Cloakroom – Attractive Patio Garden – Double Garage and Additional Off Road Parking

DESCRIPTION

This is a stunning conversion from the former grain store into a three storey detached house in the heart of Upwey Village. The property was built around 1800 and most recently refurbished in 2001 with new double glazed wooden windows and doors fitted in 2007. Although the house benefits from its location in a conservation area, it is not a listed building. It is beautifully presented in immaculate condition throughout with quality fixtures and fittings.

LOCATION

Upwey is almost equidistant between Dorchester and Weymouth and lies in a small wooded valley below the Dorset Ridgeway. The property is located in the lower part of the village where there are similar spacious detached stone properties. The Mill House is opposite with the river Wey running past the front which can be heard from the picture window in the first floor sitting room of The Grainstore. Upwey has a mainline rail service to Weymouth and London Waterloo.

ACCOMMODATION

The part-glazed front door of The Grainstore is approached through the pretty courtyard garden. Wooden glazed door into:

Entrance Hall

Porcelanosa flooring throughout the ground floor with inset mat well, central light, wall lights, radiator and telephone point. Stairs to first floor.

Dining/Family Room (S & E)

15' 8" (4.782m) x 15' 6" (4.716m) max

Casement window (S) towards the old mill and casement window (E) with deep sill overlooking the courtyard garden. Ceiling beams, brick fireplace with solid fuel stove, two radiators, television point, pendant light and wall lights with dimmer switches.



Breakfast Room (E)

15' 6" (4.713m) x 7' 5" (2.266m)

Glazed door from the hall, casement window with deep sill (E), spotlights and a pendant light with dimmer switches. A deep maple wood effect worktop with tiled splash back has a range of 'Nolte' cupboards below housing freestanding washing machine and drier. At the opposite end of the room are further built-in 'Nolte' units giving a dresser effect. There is an archway to the kitchen which is also fitted with 'Nolte' units.

Kitchen (E)

12' 6" (3.822m) x 11' 2" (3.408m)

Two casement windows and glazed door to the garden (E). Extensive range of German 'Nolte' units incorporating deep pan drawers and pullout units with granite worktops and tiled splash backs. Integrated fridge freezer, Siemens dishwasher, inset induction hob with extractor hood and lights above, eye-level double oven, Blanco sink and drainer with mixer tap, tall ceiling height upright radiator, inset spotlights with dimmer switch.

Cloakroom

Bulkhead light, WC with built-in cupboards above, wash hand basin set into vanity unit, shelving, radiator and extractor fan.

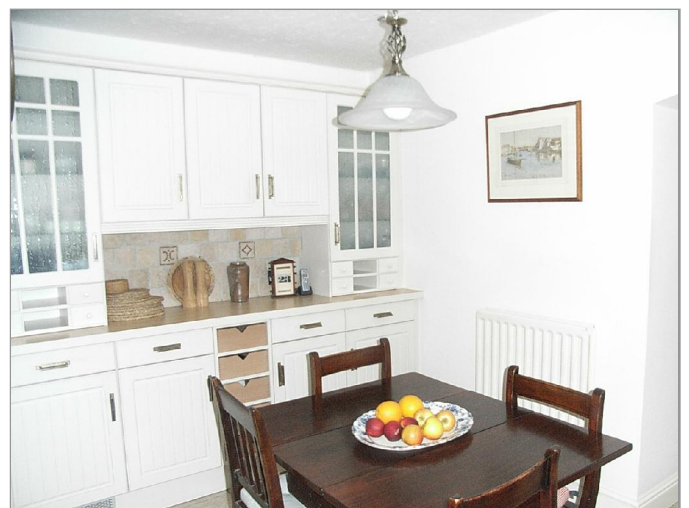
FIRST FLOOR

Landing

Spotlight and doors to sitting room, bedroom with en-suite bathroom and dressing area and the shower room.

Shower Room (E)

Fully tiled room with casement window, spacious shower cubicle with power shower and shelf/seat, wash hand basin, WC, radiator, extractor fan, shaver point and bulkhead light.



Sitting Room (S & E)

16' 9" (5.113m) x 15' 10" (4.839m) max

A well proportioned room with the whole southern side being glass with views to the Mill House with stream and the woods beyond, casement window (E) with deep sill, maple strip flooring, ceiling beams, brick fireplace with solid fuel stove, two radiators, two wall lights with dimmer switches, two telephone points and a television satellite point.

Bedroom One (E)

15' 11" (4.866m) x 7' 7" (2.312m)

Casement window with deep sill, ceiling beams, pendant light and wall lights fitted each side of the bed, maple strip flooring, radiator. Archway and a step down to:

Dressing Area

Fitted wardrobes on one wall. On the opposite wall the cupboard houses the combination boiler and has airing cupboard shelving, velux window.

En-Suite Bathroom (N)

Fully tiled luxury bathroom with Sottini fittings, casement window (N), velux window, ceiling beams, WC, circular basin in unit with shelf below, track with spotlights, extractor fan.

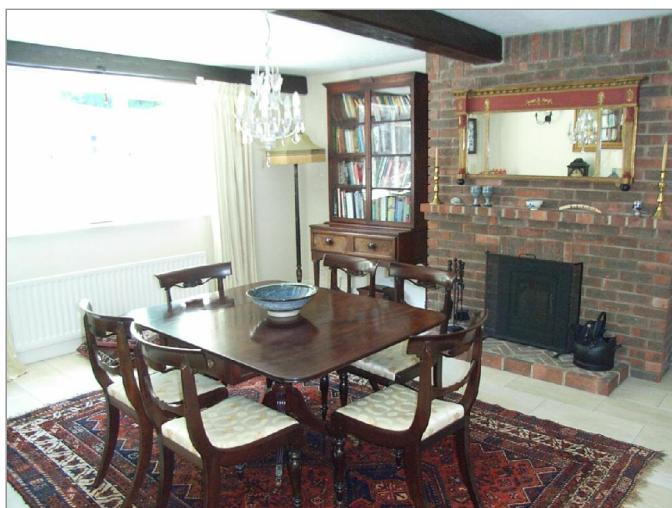
SECOND FLOOR

Stairs to the second floor with a velux window on the turn of the stairs. Landing with pendant light with dimmer switch and access to the loft hatch.

Bedroom Two (S & E)

16' 7" (5.076m) x 13' 0" (3.965m)

Some slight sloping of the ceilings under the eaves, ceiling beams, maple strip flooring, casement window (S) and a dormer window (E), fully fitted room with a wall of wardrobes with dressing table area with shelving below, further fitted drawers around the bed on both sides of the room giving excellent storage, telephone point.



Bedroom Three (N & E)

15' 11" (4.85m) x 7' 7" (2.31m)

Casement window (N) and dormer window (E), twin bedroom with maple strip flooring, radiator, pendant light and wall lights.

Bedroom Four (E)

6' 6" (1.985m) x 8' 11" (2.736m)

Single bedroom or study, some slight sloping eaves, pendant light and telephone point.

OUTSIDE

Courtyard Garden

The Grainstore is end on to the road and the front is approached via a small wooden gate into the low maintenance courtyard garden. The courtyard is attractively paved with an old stone wall surrounding it with raised flower beds on the walls. It enjoys dappled sunlight in the morning and full sun in the afternoon. There is an outside light by the front door and an arched trellis to a further secluded area with a pergola and the back door to the kitchen.

Driveway

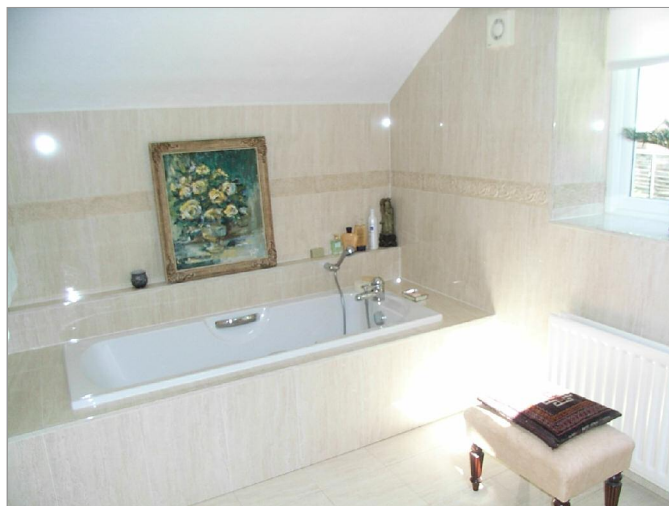
The driveway is shared with a few other properties and leads to the garage and parking.

Double Garage

The double garage has an electric up and over door, power and light. To the side of the garage is an area with a garden shed and a parking space. There is further off road parking in front of the garage.



The Grainstore, Church Street, Upwey, Dorset DT3 5QE



GENERAL REMARKS

Tenure

The property is for sale freehold with vacant possession.

Services

Mains water, drainage, gas and electricity. BT connection.

Local Authority

Weymouth and Portland Borough Council, Council Offices, North Quay, Weymouth, Dorset DT4 8TA
Telephone 01305 838000 www.weymouth.gov.uk

Viewings

Strictly by appointment with ourselves, Elder & Froy, telephone 01305 269200.

Fixtures and Fittings

Blinds and light fittings are included as are the sitting room curtains and integrated appliances.



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DIRECTIONS

From Elder & Froy's Poundbury office travel west to the Monkey Jump roundabout on A35 and take the second left towards Martinstown and Upwey. At the 'T' junction in Martinstown turn left and follow the road to Upwey. Pass the Wishing Well and the church on the right and the property will then be seen on the left.

Details prepared: July 2008