



**Island Cottage, Church Street, Upwey, Weymouth,
Dorset, DT3 5QB**

Guide Price
£1,500,000

**Symonds
& Sampson**
ESTABLISHED 1858

A charming and substantial period stone detached cottage set in stunning landscaped gardens with additional detached bungalow, situated in an idyllic and picturesque village location.

Island Cottage, Church Street, Upwey, Weymouth, Dorset, DT3 5QB

- Substantial Grade II Listed detached stone cottage with detached bungalow
- Picturesque idyllic setting bounded by the River Wey
- Four double bedrooms, three with ensuite facilities
- Three spacious reception rooms, garden room and study
 - Detached bungalow with two bedrooms
 - Triple garage, car port & workshop
- Stunning award winning landscaped gardens, in all around 1.30 acres
 - Attractive village location
- Amenities nearby including mainline train station with connections to London and Bristol



Viewing strictly by appointment through Symonds & Sampson Poundbury Sales Office on 01305 251154



The Property

A delightful Grade II Listed cottage nestled in one of the area's most coveted locations in the picturesque village of Upwey. Offering a unique riverside setting along the serene River Wey, this fine property, aptly named Island Cottage, presents a rare opportunity to own a historical gem amidst approximately 1.30 acres of stunning landscaped gardens.

The property presents an opportunity for multi-generational living or as a source of income through the detached bungalow/annexe which offers the potential for short-hold or holiday letting.

This splendid property seamlessly combines historical charm with modern comforts and provides impressive well-proportioned rooms showcasing an abundance of period features, including enchanting fireplaces, elegant secondary glazed windows and exposed beams. The ground floor of Island Cottage features three spacious reception rooms, a kitchen/breakfast room fitted with an extensive range of fitted units with work surfaces, a breakfast bar, and integrated appliances including, a fridge-freezer, double oven, microwave oven and induction hob. There is a private study, a garden room, a cloakroom, and a boot room.

On the first floor, there are four generously sized double bedrooms. Both the principal and two guest bedrooms have fitted wardrobes and enjoy the luxury of en-suite facilities. There is a family bathroom serving the other bedrooms.

Tucked away to the northern boundary is a detached bungalow offering a sitting room, kitchen/dining room, two bedrooms and a bathroom. Attached to the bungalow is a triple garage with a store and WC, providing ample space for vehicles and storage needs.



Outside

The enchanting grounds surrounding Island Cottage are a particular feature, offering delightful manicured lawns, sun terraces, well-stocked floral beds and mature shrubs. There is a variety of trees offering shade and tranquillity. The gentle flow of the River Wey meandering through the garden creates a serene ambience with the soothing sound of water nestled within the grounds. A hidden gem awaits a timber-built BBQ hut, ideal for entertaining and enjoying the picturesque setting together with a Victorian greenhouse.

Situation

Upwey is an attractive village and conservation area with many period buildings, situated in pleasant countryside, nestling in a Dorset downland valley about 3 miles north of Weymouth and 4 miles south of Dorchester. The area is home to the Upwey Wishing Well and Tea Room, St Laurence Church, Island Garden Nursery and cafe, as well as 2 public houses and a mainline railway station to London/Waterloo and Bristol/Temple Meads. There is a post office/general store at Broadwey about 1 mile, and a petrol station and sports centre at Redlands. There are both primary and secondary schools close by. Both Weymouth and Dorchester town centres offer a comprehensive range of shops, marinas as well as cultural, recreational and further educational facilities. There are footpaths and bridleways nearby providing access to the

surrounding countryside. There is access to cycle routes to both Dorchester and Weymouth nearby.

Local Authority

Dorset Council 01305 251010
Council Tax Band - Annexe C. House - G

Services

Mains water, drainage, electricity and gas. Gas fired central heating system.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is good both indoors and out.

(Information from <https://www.ofcom.org.uk>)

Property Information

We understand the property is situated within a Flood risk Zone 3 area. Our client has advised that the property flooded in 1998 and in 2012. In 2020 flood pumps and French drains were installed.

Our client informed us that the annexe has not flooded.

We are advised that Island Garden Nurseries to the rear of Island Cottage have recently submitted various planning applications.

Details of which can be found via <https://planning.dorsetcouncil.gov.uk>

Poundbury JS/DW15/01/23



Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2023. All Rights Reserved.
Licence number 100023412
Printed Scale - 1:10000 Paper Size - A4





Church Street, Weymouth

Approximate Area = 3278 sq ft / 304.5 sq m

Garage = 732 sq ft / 68 sq m

Annexe = 800 sq ft / 74.3 sq m

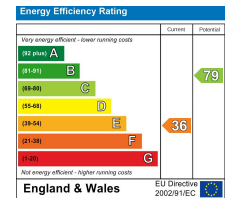
Outbuildings = 52 sq ft / 4.8 sq m

Total = 4862 sq ft / 451.6 sq m

For identification only - Not to scale



Annexe EPC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1064096



Symonds & Sampson

ESTABLISHED 1858

01305 251154

Symonds & Sampson LLP

Arch Point House 7 Queen Mother Square, Poundbury, Dorset, DT1 3BY

poundbury@symondsandsampson.co.uk

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

