

Symonds
& Sampson

Rodwell Cottage & Coach House

50 Rodwell Road, Rodwell, Weymouth, Dorset

Rodwell Cottage & Coach House

50 Rodwell Road
Rodwell, Weymouth
Dorset DT4 8QU

A delightful and sympathetically restored period cottage and coach house in a prominent location within easy walking distance of the town and harbour.



- Award winning restoration of a historic Grade II Listed house
- Substantial and versatile accommodation finished to a high standard throughout
- 3 reception rooms, kitchen/breakfast room and spacious utility
 - 5 double bedrooms, some with sea views
- Contemporary fitted bathroom, shower room and en-suite
- Delightful Coach House with potential for additional income
 - Garage and off road parking
- Easily maintained gardens with swim spa and hydro pool

Guide Price £550,000

Freehold

Poundbury Sales
01305 251154
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THE PROPERTY

Rodwell Cottage is a most attractive period residence being Grade II listed of architectural or historic importance and has been subject to comprehensive and skilful restoration to form a highly impressive and stunning family home. Understood to have origins from the mid 1750's with later Victorian additions, the property was subject to a Civic Society award in 2018 for the restoration of this fine home.

ACCOMMODATION

The accommodation is extensive and arranged over 2 floors with an additional basement refurbished to a high specification. A welcoming entrance hall with flagstone flooring, feature exposed brick and beamed walls and underfloor heating, leads into an impressive sitting room and dining room. The dining room enjoys a front aspect with exposed wood floors and period fireplace. A feature archway leads through to the sitting room with period fireplace and woodburning stove with French doors to the kitchen. There is a useful study, again with period fireplace and exposed flooring, a contemporary fitted shower room and door to stairs with feature glazed partition leading down to a cellar. The kitchen/breakfast room is well appointed with attractive wall and floor cupboards with oak worksurfaces, integrated dishwasher, fridge and freezer and built in microwave oven and Rangemaster cooker. There is a utility room with integrated washer/dryer and freestanding American-style fridge.

On the first floor are 5 double bedrooms with en-suite shower room to the main bedroom, which enjoys views to the sea from the

front bay window. There is a family bathroom, complete with twin wash basins and a separate shower cubicle.

THE COACH HOUSE

The Coach House is a delightful 2 storey conversion currently let via Airbnb and producing an excellent income. There is an open plan sitting room and well equipped kitchen with stairs to a double bedroom and en-suite shower room.

OUTSIDE

A small enclosed front garden and driveway with off road parking and leading to integral open garage. Extended parking beyond leads to the Coach House annexe. An enclosed rear garden has a Hydropool and patio.

DIRECTIONS

What3words///windy.rider.finely

Proceed straight over onto Boot Hill continue up the hill and through two sets of traffic lights which lead onto Rodwell Road and the property will be found on your right hand side.

SITUATION

The property enjoys a convenient position within easy walking distance of the town centre and well situated to take advantage of the stunning World Heritage Coastline with its beaches, coastal walks and water sport facilities. Within just a short walk is Newtons Cove and beach, the historic Nothe Fort and picturesque gardens, both of which provides pleasant views across Weymouth Bay and Portland harbour. Weymouth town centre along with Brewers

Quay and the attractive inner Harbour are all easily accessible and provide a wide range of shopping outlets, eateries as well as the opportunity to enjoy the stunning Georgian esplanade and sandy beach.

There are a range of local amenities nearby on the Buxton Road which includes a general store, take-away and chemist. The property also falls within the catchment area of the well regarded Holy Trinity Primary School and the All Saints Secondary School.

SERVICES

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

Broadband- Superfast broadband is available
Mobile phone coverage- Network coverage is good both indoors and out
(Information from ofcom)

Local Authority
Dorset Council Tel: 01305 221000

MATERIAL INFORMATION

Council Tax Band C
EPC Band D

These photographs were taken prior to house being used for holiday letting.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (91-100)	A (69-78)	D (40-45)
A+ (81-90)	B (79-88)	E (31-36)
A (61-80)	C (59-68)	F (21-30)
B (41-60)	D (39-48)	G (1-20)
C (21-40)	E (19-28)	
D (1-20)	F (9-18)	
E (1-8)	G (1-8)	
England & Wales		

Rodwell Road, Weymouth, DT4 8QU

APPROX. GROSS INTERNAL FLOOR AREA 2651 SQ FT 246.3 SQ METRES (INCLUDES COTTAGE & GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT