



The Knapp, 1 Front Street, Portesham, Weymouth, Dorset

A charming detached Grade II* Listed period stone and thatched cottage, delightfully situated within this picturesque and highly sought after West Dorset village.

Guide Price
£540,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Knapp, 1 Front Street, Portesham, Weymouth, Dorset, DT3 4ET

- Charming 17th century period stone and thatched cottage
- Delightfully situated within Portesham village centre
 - Easy access to the Jurassic coast
 - Host of character features
 - 3 reception rooms and kitchen/breakfast room
 - 4 bedrooms and 2 bathrooms
 - Attractive landscaped gardens
 - Ample on street parking

Viewing strictly by appointment
Symonds & Sampson
01305 251154





The Property

A charming and spacious detached period stone cottage delightfully situated within the centre of this picturesque West Dorset village. Dating from the early 17th century and listed Grade II of special architectural or historic interest, The Knapp was originally 3 cottages and offers a host of character features typical of its age and type including period fireplaces, exposed beams and stone mullion windows.

On the ground floor, a reception hall leads to a double-aspect sitting room with inglenook fireplace and multi fuel stove, exposed beams and panelled walls and stairs to the first floor. There is a triple-aspect dining room, again with inglenook fireplace and window seat. Doors lead to a study and utility/cloakroom together with a spacious kitchen/breakfast room with oil fired Rayburn and inglenook, range of floor cupboards, door to lobby and stable door to outside, exposed beams and stairs to a guest bedroom suite on the first floor with double bedroom and attractive en-suite bathroom.

The main stairs lead to a first floor landing with access to loft space and doors to three further bedrooms, two of which enjoy a double aspect. There is a well-appointed family bathroom with claw foot bath and separate shower cubicle.

Outside

The gardens are a particular feature, stocked with an abundance of shrubs, plants and ornamental trees, bisected by the village stream to the front which runs under the cottage. To the rear a random stone sun terrace is surrounded by shrubs borders with gated access leading to a stone built workshop/store and lean to housing the oil fired boiler and pressurised water system, log store and leading to a lawned garden with mature hedging and a range of fruit trees. To the south side is a further area of garden with bluebells and hedging.

Situation

The picturesque village of Portesham lies close to the World Heritage Jurassic Coastline including the famous Chesil Beach, which stretches from Lyme Regis along the coast to the nearby coastal resort of Weymouth.

The county town of Dorchester and coastal resorts of Bridport, West Bay and Weymouth can all be found within a 10 mile radius providing a wide range of shopping and leisure facilities

as well as a variety of sporting pursuits including golf at West Bay, Weymouth and Dorchester (Came Down), sailing and water sports at Weymouth and West Bay. The picturesque village of Abbotsbury with its sub-tropical gardens, Swannery and beach is within a few miles.

There is excellent walking and riding in the immediate vicinity with a network of bridleways and footpaths over the surrounding Rolling countryside. The village itself enjoys an active social calendar and boasts a public house/restaurant, Farm shop with cafe, church and primary school.

Services

Mains electric and drainage. Oil fired central heating system.

Broadband: Superfast is available in the area
Mobile Phone: Network coverage is reported to be excellent

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

Agents Note

The cottage had minor flooding in 2019 which was not subject to any insurance claim. The current owners have a flood risk program in place with a bi-annual clearing of the stream which has not flooded even with record rainfall.

Local Authority

Dorset Council Tel: 01305 251010
Council tax band F
EPC F

Directions

From Dorchester proceed westerly through Poundbury and at the second roundabout take the second exit signposted Martinstown. Follow the road and turn right proceeding through the village. After leaving the village take the first left, signed Portesham and Hardy's Monument. Proceed up the hill, past Hardy's Monument and at the staggered crossroads turn left signed Portesham/Abbotsbury. Proceed down the hill and into the village. On passing the duck pond on your right hand side continue down through Front Street and after passing the King's Arms the cottage will be found on your right hand side. What3words [///gngs.frozen.cornfield](https://www.what3words.com/#!/gngs.frozen.cornfield)



DW/Poundbury/11.06.24

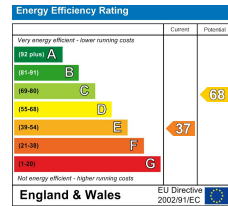
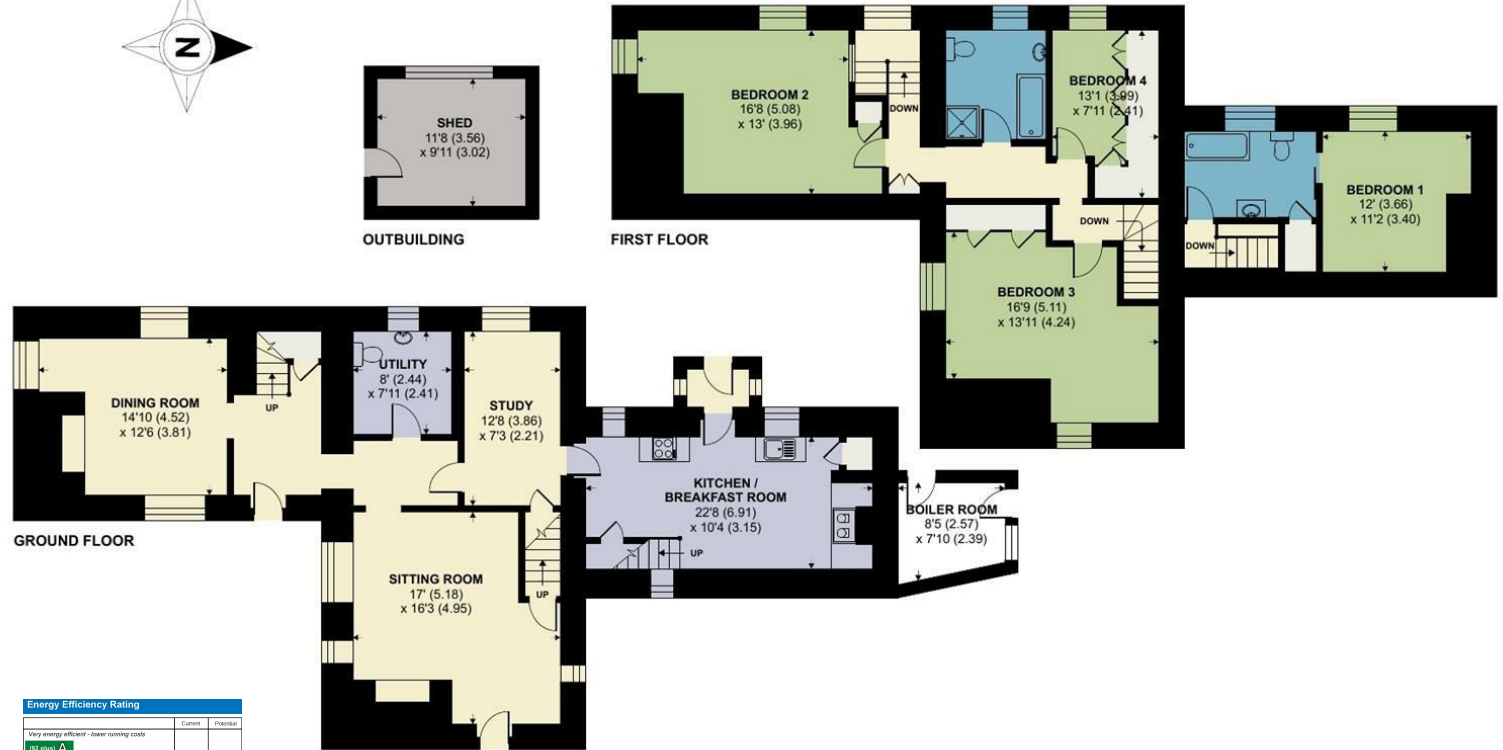
Front Street, Portesham, Weymouth

Approximate Area = 2279 sq ft / 211.7 sq m (includes boiler room)

Outbuilding = 120 sq ft / 11.2 sq m

Total = 2399 sq ft / 222.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1130876



01305 251154
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.

