

The image shows a three-story stone building with a gabled roof and two chimneys. The building is surrounded by a stone wall with decorative pillars and a wooden gate. There are large trees and greenery around the building. The sky is blue with some clouds.

Symonds  
& Sampson

# The Old School House

Grove Road, Portland,

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Grove Road  
Portland  
DT5 1DB

The Old School House is an impressive and most attractive 19th century Grade II Listed Portland stone detached house situated at the Grove on the Isle of Portland. The accommodation has been tastefully refurbished and modernised by the current owner whilst retaining a host of character features typical of it's age and type.



- Attractive Grade II Listed Portland stone detached house
  - Two reception rooms
- Three double bedrooms, spacious bathroom and separate wet room
- Beautifully presented accommodation with host of character features
  - Enclosed courtyard and gardens
  - Off road parking

Guide Price £450,000

Freehold

Poundbury Sales  
01305 251154  
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## THE PROPERTY

The Old School House is a most attractive Victorian detached house situated adjacent to St Peter's Church at the Grove and within easy access to a range of amenities in Easton Square. Dating from the mid 19th century and listed Grade II of architectural and historic importance, the property is constructed with Portland stone elevations under a slate roof with a host of character features including wonderful high ceilings, exposed pine flooring, panelled doors and window shutters. Under the current ownership the property has undergone a comprehensive programme of modernisation and refurbishment.

## THE ACCOMMODATION

An entrance door leads into a useful lobby with period style cloakroom and stained glass door leading to the main house. The spacious reception hall has stairs to the first floor and panelled doors to the reception rooms. Original stripped pine flooring runs throughout the hall and into an impressive drawing room offering an abundance of natural light, exposed Portland stone chimney breast with inset wood burning stove and wonderful high ceilings. The sitting room also has a front aspect with pine flooring and open fireplace. The kitchen/breakfast room is situated to the rear of the house with an extensive range of painted wood wall and floor cupboards, matching dresser and central island with inset sink and cherry work tops. A five ring gas range cooker is included. Tiled flooring runs through to a utility room with belfast sink and wall mounted Viessmann gas boiler ( replaced in Sept 2023 ) together with door to the rear courtyard.

On the first floor, a spacious landing area again has original pine flooring and high ceilings. There are three very spacious double bedrooms together with an impressive period style bathroom suite and separate wet room.

## OUTSIDE

Approached from the road with stone pillars leading to a driveway with off road parking. The front garden is stocked with a range of plants and shrubs with pedestrian side access to the rear garden. To the side is a wildlife garden which is well visited by foxes, badgers and hedgehogs. To the rear is an enclosed courtyard with flagstone paving and three useful store rooms and woodstore. A gate leads to an enclosed rear garden with area of lawn, raised flower and soft fruit beds. A manhole cover has access to underground water storage.

## DIRECTIONS

[what3words///grandson.velocity.scariest](https://www.what3words.com/#!/grandson.velocity.scariest)

## SITUATION

The property is conveniently located at the Grove, close to a wide range of amenities in Easton Square. Portland is known for its spectacular cliffs and small cove beaches and a popular destination for climbers, diving, kayaking, walking and bird-watching. An explorer's island, with museums, castles, lighthouses, sculptures and stunning views across the Chesil, Portland Harbour and Weymouth. The island, just 4 miles long by a mile and a half wide at its broadest point, provides a variety of shopping and business outlets, including a petrol station, Tesco supermarket, butchers, hairdressers, public houses and educational facilities as well as

many leisure pursuits including excellent sailing, fishing and water sports facilities at the Weymouth & Portland Sailing Academy.

The coastal resort of Weymouth is reached over a causeway from Chesil Beach and is within easy reach by car as well as regular bus services from the island. The town provides a comprehensive range of shops and restaurants, as well as cultural, recreational and further educational facilities. The area provides the opportunity to enjoy walks around the harbour and marina as well as the award-winning sandy beaches and World Heritage Jurassic Coastline with rolling countryside. There are rail links to London Waterloo and Bristol Temple Meads.

## SERVICES

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

Local Authority

Dorset Council 01305 251010

Broadband: Ultrafast is available in the area. Highest download speed 1000 Mbps

Mobile Phone: Network coverage is reported to be good indoors and out (Information from <https://www.ofcom.org.uk>)

## MATERIAL INFORMATION

The property is within a conservation area

Council Tax Band: D

EPC: D

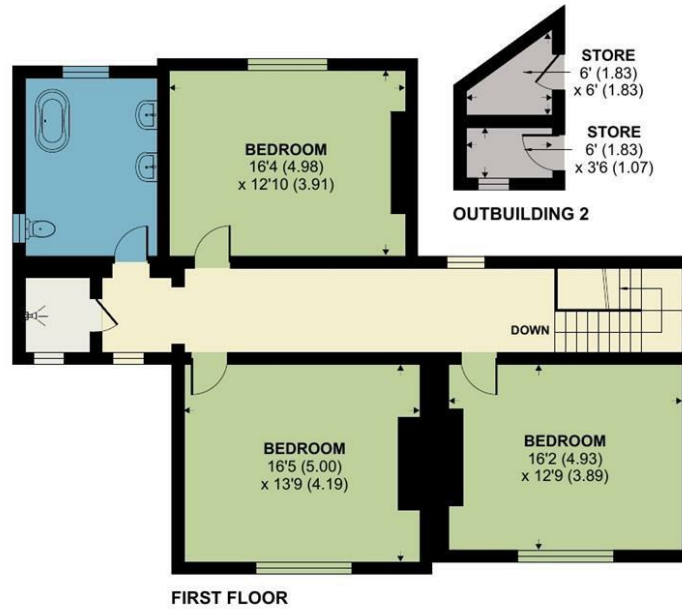
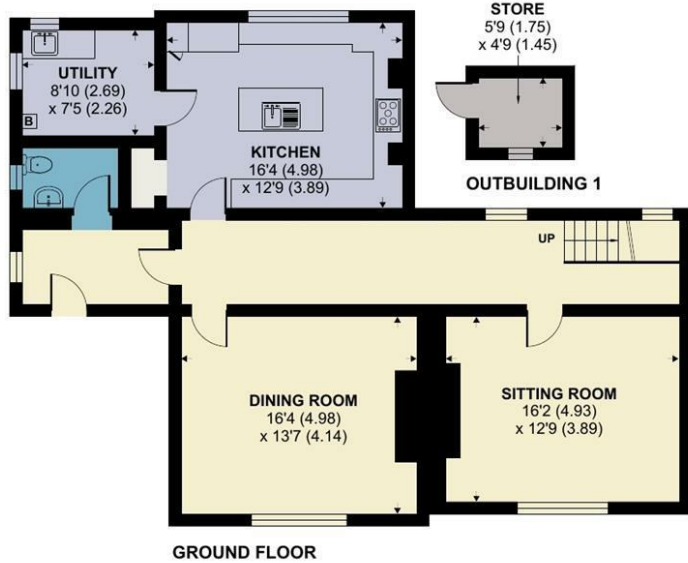




# Grove Road, Portland

Approximate Area = 2225 sq ft / 206.7 sq m  
 Outbuildings = 72 sq ft / 6.7 sq m  
 Total = 2297 sq ft / 213.4 sq m  
 For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - Green	A		
Energy efficient - Yellow	B		
Decent - Amber	C		
Needs improvement - Orange	D		
Needs improvement - Red	E		
Needs improvement - Dark Red	F		
Very poor - Grey	G		
Minimum efficient - Light Green		81	55
England & Wales EPC Directive 2002/91/EC			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1174869



Poundbury/DW/22.08.24



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