



**Trafalgar House, Front Street, Portesham, Weymouth,
Dorset**

Guide Price
£695,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

A striking detached Grade II Listed village house in this popular West Dorset village.

**Trafalgar House, Front Street,
Portesham, Weymouth,
Dorset, DT3 4ET**

- An attractive Grade II Listed House
- Situated in the heart of the village
 - 3 reception rooms
 - Well-appointed kitchen
 - 5 bedrooms, 2 bathrooms
 - Driveway with off road parking
- Views over the village and surrounding countryside towards the coast
 - Council tax band G

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





Trafalgar House is a striking detached Grade II listed house in the heart of this much sought after village. As its name implies it was probably built in the early 19th century and as Vice Admiral Hardy, from The Victory, lived in the village, and has an iconic monument built in his memory, it would follow that a house would be named after the battle.

The present owners acquired the property in late 2021. Having fallen into disrepair a substantial renovation and refurbishment project has been undertaken creating an impressive and sympathetically restored home. Arranged over three stories the accommodation retains a host of character features.

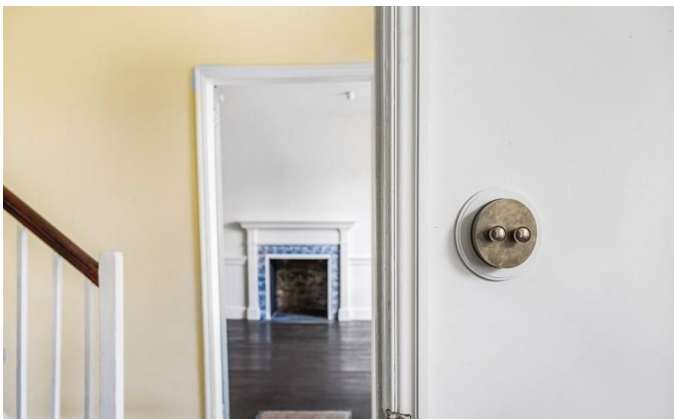
The ground floor has a welcoming reception hall with flagstone floor. There are two spacious front aspect reception rooms both with period fireplaces. To the rear is a breakfast room with flag stone floor, stone fireplace and wood burning stove. There are windows overlooking the garden and a door to the rear. The kitchen is fitted with a range of bespoke hand built painted wood units with granite worktops, integrated dishwasher, and a freestanding 'EVERHOT' range cooker. A door from the kitchen opens into a utility room with storage cupboard, washing machine, tumble dryer and fridge freezer.

To the first floor is a guest bedroom with period fireplace, bathroom with separate WC, a study and the principal bedroom which has a period fireplace and benefits from a luxury ensuite with rolled top bath and walk in shower. There are two further guest bedrooms on the 2nd floor.

Outside

Externally to the front is a garden bounded by wrought iron railings with a pathway to the front door. To the side is a gravelled drive providing off road parking, access to an open fronted stone-built store and pedestrian path to the rear of the house.

The rear garden is enclosed by a stone walling and fencing. Immediately adjoining the rear of the house is a gravelled area with steps leading to the remainder of the garden which is laid to lawn with shrub borders.



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.

Service

Mains electricity and drainage. Oil fired central heating system.

Broadband: Superfast is available in the area

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

Local Authority

Dorset Council Tel: 01305 251010

Council Tax Band: G

EPC: Not required due to Grade II Listing.

Tenure: Freehold

Agents Note

The seller has advised Symonds & Sampson that Japanese Knotweed was present in the garden. The Japanese Knotweed has been removed and the area treated by Environet UK - Dual Action Residential Treatment (DART)". The treatment is guaranteed for 10 years.

Symonds & Sampson

Tel: 01305 251154 Email: poundbury@symondsandsampson.co.uk





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 into the village and Trafalgar House will be found on the left-hand side.



Portesham, Weymouth

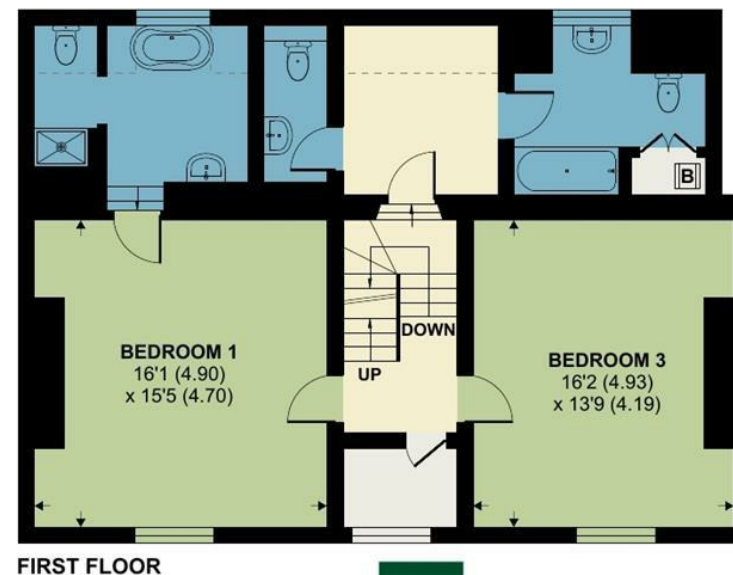
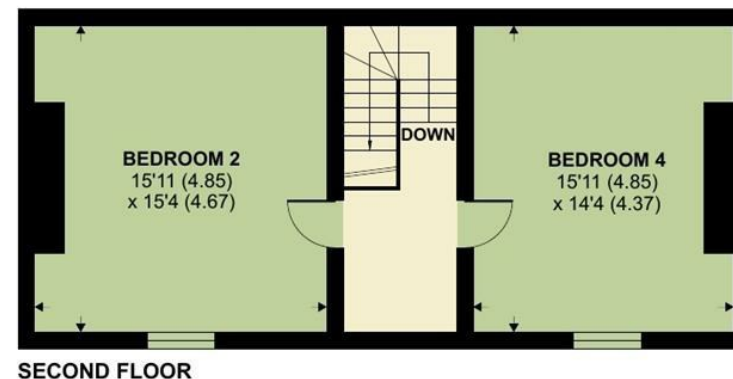
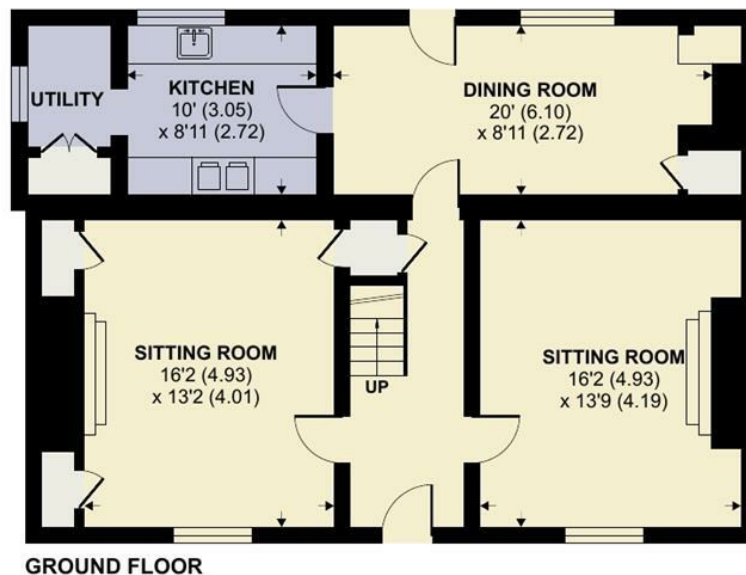
Approximate Area = 2503 sq ft / 232.5 sq m

Limited Use Area(s) = 39 sq ft / 3.6 sq m

Total = 2542 sq ft / 236.1 sq m

For identification only - Not to scale

Denotes restricted head height



Poundbury JS 28/03/24 REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 955911



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