

Symonds
& Sampson

Hampton Cottage

15 Back Street, Portesham, Weymouth, Dorset

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Portesham

Weymouth

Dorset DT3 4EZ

A charming and spacious detached Grade II Listed period cottage set in beautiful gardens backing onto open countryside and peacefully situated in this sought after West Dorset village.



- Charming period stone slate and thatched cottage
- Delightfully situated in a peaceful village location backing onto countryside
 - Easy access to Jurassic coast
 - Host of character features
- Spacious sitting room and kitchen/dining room
- Three double bedrooms with attractive views
 - Beautiful landscaped private gardens
- Attached garage and studio within garden and two outbuildings all with electricity
 - Offered with no forward chain

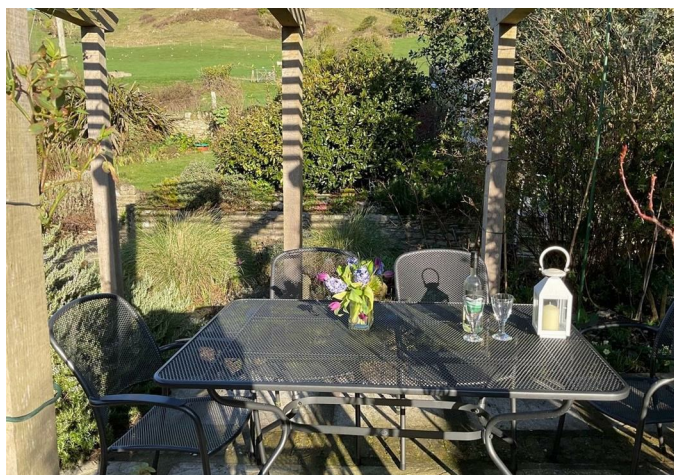
Guide Price £595,000

Freehold

Poundbury Sales

01305 251154

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THE PROPERTY

A charming and spacious detached period stone cottage delightfully situated in a peaceful setting backing onto open countryside within this picturesque West Dorset village. Dating from the mid 17th century with later additions, the cottage is listed Grade II of special architectural and historic interest with a host of character features typical of its age and type including deep sill windows and exposed beamed ceilings.

ACCOMMODATION

An entrance porch with an original arched stone doorway (dated 1657) leads into a delightful and spacious double-aspect sitting room with a beamed ceiling, wood burning stove, stairs to the first floor and French doors opening to the rear garden. Tiled flooring runs throughout the ground floor accommodation with oil-fired underfloor central heating. The kitchen/dining room is a wonderful feature of the cottage, extensively fitted with an attractive range of wall and floor units together with a central island. The room enjoys a triple aspect again with French doors to the rear garden. A range of freestanding appliances are included comprising of electric cooker with double oven, dishwasher and fridge/freezer. Steps lead to a spacious utility room with Grant oil-fired boiler, washing machine, sink and shower cubicle. A door leads to a downstairs cloakroom and WC.

On the first floor are three spacious double bedrooms with the main bedroom enjoying a double aspect with exposed beamed and vaulted ceiling, built-in wardrobes and an en-suite cloakroom with basin and WC. The family bathroom has an attractive modern suite with roll top bath, basin, wc and bidet together with airing cupboard housing a pressurised hot water system.





OUTSIDE

There is a small flower border to the front with pedestrian side access. To the side is an attached garage with double timber doors, electric power and light, range of fitted shelving and rear door opening to the garden. Immediately adjoining the rear is a stone-paved terrace with steps leading up to a further patio with raised flower and shrub borders. Beyond lies lawned gardens, interspersed with a variety of shrubs, plants and small trees. Extending to the side is a delightful sun terrace with a pergola, stone-built store, greenhouse and vegetable garden. The gardens back directly onto the open countryside enjoying wonderful



views over the surrounding hills. In the far corner is a stone-built summerhouse.

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.



DIRECTIONS

What3words:///table.qualified.completed

SERVICES

Electricity, mains water and drainage.

Oil fired central heating with underfloor heating to ground floor.

Local Authority

Dorset Council Tel: 01305 251010

Broadband-Superfast broadband is available in the area

with up to 71 Mbps download speeds

Mobile phone coverage- Network coverage is likely both indoors and out

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

MATERIAL INFORMATION

The property is found in a conservation area and is Grade II Listed

Council Tax Band E

EPC

Back Street, Portesham, Weymouth, DT3

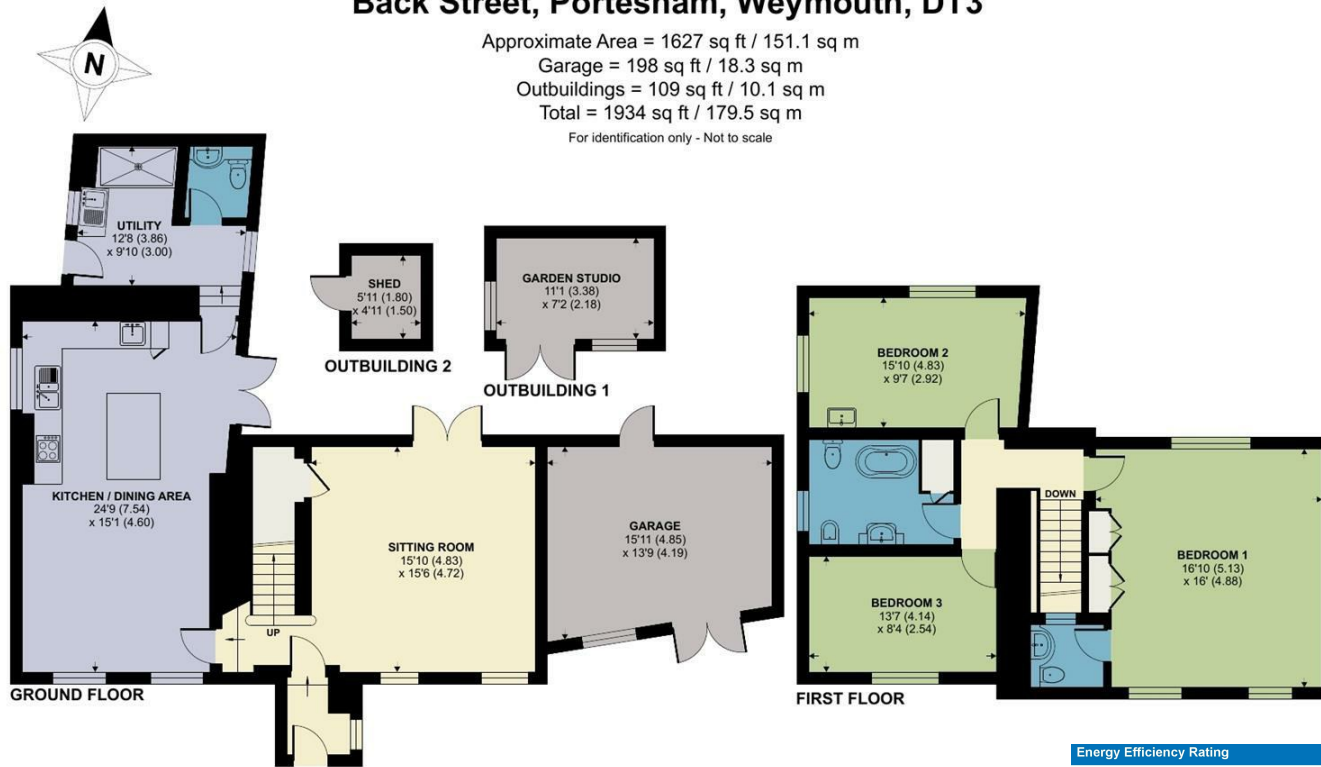
Approximate Area = 1627 sq ft / 151.1 sq m

Garage = 198 sq ft / 18.3 sq m

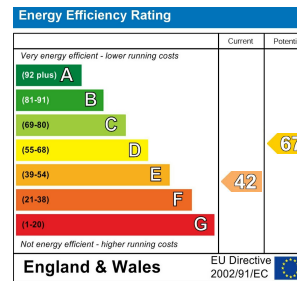
Outbuildings = 109 sq ft / 10.1 sq m

Total = 1934 sq ft / 179.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1240389



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