



Symonds
& Sampson

Manor Farmhouse

39 All Saints Road, Weymouth, Dorset

Manor Farmhouse

39 All Saints Road
Weymouth
Dorset DT4 9EZ



- A Grade II listed late 16th-century detached former farmhouse in about 0.105 ha (0.392 acres)
 - Generous Accommodation
- Period features including flag stone floors, mullion windows, exposed beams and inglenook fireplaces
 - Walled gardens
 - Two garages and visitor parking
- Views towards the coast and All Saints Church
- Part of an exclusive courtyard development
 - Close to the coast

Guide Price £695,000

Freehold

Poundbury Sales
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THE PROPERTY

A Grade II listed mid 16th-century detached former farmhouse, constructed from large square Portland stone blocks with a slate roof. This exceptional period home, forms the centrepiece of an attractive courtyard development on the edge of Old Wyke Village, adjacent to All Saints Church.

ACCOMMODATION

The charming façade is complemented by an equally impressive interior, offering spacious and versatile accommodation ideal for modern family living. The ground floor features a welcoming entrance hall with a flagstone floor, a characterful dual aspect sitting room with an inglenook fireplace, and a dining room with a flagstone floor, inglenook fireplace and stove. The well-appointed kitchen is fitted with a range of units and appliances, including an oven, hob, and extractor hood, and is accompanied by a utility area with storage cupboards and a cloakroom. A delightful garden room completes the ground floor.

On the first floor, the principal bedroom has fitted wardrobes, and enjoys the luxury of an en-suite bathroom. There are two guest bedrooms both with feature fireplaces and fitted wardrobes one with a bay window. There is also a family bathroom. The second floor offers an additional bedroom with exposed stone wall.

OUTSIDE

Externally, the property boasts a charming front garden enclosed by stone walling, with a winding pathway leading to the garaging. To the rear, a private walled garden features a sun terrace, mature shrubs, and a well-maintained lawn, creating a tranquil outdoor retreat. There is ample visitor parking adjacent to the two garages.

DIRECTIONS

What3words:///grape.burst.bridge





SITUATION

Manor Farmhouse is situated within the popular Wyke Regis area of Weymouth on the southern edge of the town close to the Jurassic Coastline, Chesil Beach, Portland Harbour and the National Sailing Academy. The area boasts many amenities including primary and secondary schools, a post office, a mini supermarket, hairdressers, opticians, a doctor's surgery, a public house, and takeaways.

There is a regular bus service to the town centre which can be found within 2 miles and provides a range of shopping and educational facilities as well as a large sandy beach and picturesque harbour. The area is surrounded by rolling countryside which is well dispersed with foot and bridle

paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. The town also benefits from rail links to both London Waterloo and Bristol Temple Meads.

SERVICES

Main 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 1800 Mbps
Mobile Phone: Network coverage is reported to be likely indoors and out (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

The property is found within a conservation area

Council Tax Band F
EPC D

Grade II Listed
The sale is subject to probate.

Maintenance of Common Areas:
Manor Farmhouse contributes a sixth of the cost of repairing driveway and one half the cost of maintenance of the forecourt.





All Saints Road, Weymouth

Approximate Area = 2490 sq ft / 231.3 sq m

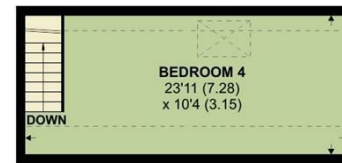
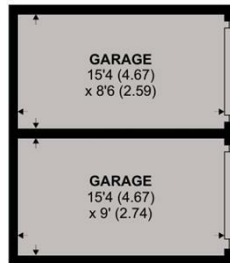
Limited Use Area(s) = 76 sq ft / 7 sq m

Garage = 260 sq ft / 24.1 sq m

Total = 2826 sq ft / 262.5 sq m

For identification only - Not to scale

Denotes restricted
head height



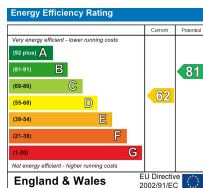
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1253160



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