



1 The Waterfront

13 Greenhill, Weymouth, Dorset

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13 Greenhill
Weymouth
Dorset DT4 7SW

An opportunity to acquire a semi-detached period beach front home offering spacious well appointed accommodation and spectacular panoramic views across Weymouth Bay.



- Stunning beach side home
- Panoramic views over Weymouth Bay
- Spacious accommodation over three storeys
- Contemporary interior with premium finishes
 - Period features
 - Private courtyard garden
- Allocated parking for 3 vehicles

Guide Price £1,350,000

Freehold

Poundbury Sales
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THE PROPERTY

This stunning beach front Victorian home, built in 1890, is constructed from natural stone with a pitched clay tile roof and partial tile-hung elevations. Architectural features include a carved entrance parapet, solid stone arched doorways, trefoil windows, and an octagonal turret with uninterrupted sea views. The property offers triple glazing, high-quality insulation, coving, and premium finishes, particularly in the kitchen and bathrooms.

ACCOMMODATION

On the ground floor the reception hall features a circular window, while the adjacent cloakroom includes original stained glass, a WC, a washbasin, and a utility cupboard with plumbing for a washing machine and tumble dryer. A glazed door leads to the grand hall, a spacious area for entertaining and dining, with a turning staircase leading to the first floor galleried landing.

The sitting Room has a westerly aspect, an oak floor, a marble fireplace with a 'Jetmaster' wood burner, and French doors opening to the rear garden.

The Kitchen/breakfast room offers sea views and access to a terrace. Designed for functionality, it features bespoke timber cabinetry, polished oak flooring, and Miele appliances, including a multi function oven, multi function microwave oven, wine fridge, full-height fridge, freezer, dishwasher, and an instant boiling water tap. A Siemens induction hob, pull-out larder, central island, and solid marble worktops complete the space. The breakfast area also enjoys sea views.

To the first floor the principal bedroom has panoramic sea views, bespoke mirrored wardrobes, and an en-suite bathroom with marble tiling, underfloor heating, a walk-in shower, a freestanding bath, a bidet WC, and a stone basin. Bedroom Two is dual-aspect with a view of the rear garden and angle view of the sea, built-in storage/airing cupboard, and an en-suite shower room with underfloor heating, a WC, and a washbasin.

On the second floor, the Tower Room (Bedroom Three) is in the octagonal turret, offering 180-degree sea views and a built-in window seat. It has an en-suite bathroom with a corner shower, underfloor heating, and a vanity unit. Bedroom Four is a large room with built-in storage and views over the rooftops. The adjacent bathroom includes underfloor heating, a bath, WC, and vanity unit.





OUTSIDE

The front provides ample parking with a mix of soft and hard landscaping. The rear garden is designed for low-maintenance outdoor entertaining.

A secure basement is accessible from the rear garden and offers storage for kayaks, paddleboards, and other equipment.

SITUATION

This stunning location places the beach quite literally on your doorstep, with effortless access to the promenade. Just opposite, you'll find the charming Greenhill Gardens, home to tennis courts, a putting green, a lawn bowls club and Sunday afternoon live music sessions during the Summer months. Additionally,

the popular Lodmoor Country Park and RSPB Nature Reserve are within easy reach, offering scenic walks and wildlife spotting.

A variety of local amenities are conveniently situated just a few hundred yards away, including takeaways and traditional public houses. A pleasant stroll along the esplanade leads to the town centre, where you'll discover an extensive selection of shops, educational facilities, and access to a large sandy beach. The town's picturesque harbour, framed by charming boutiques, eateries, and caf  s, provides a delightful spot to relax and unwind.

The surrounding area is blessed with rolling countryside, featuring numerous footpaths and bridleways that offer access to areas of Outstanding Natural

Beauty. In particular, the World Heritage Jurassic Coastline presents breathtaking views and stunning coastal walks. From the property, a leisurely walk along the Preston Beach promenade leads to Bowleaze Cove, where an array of watersports activities can be enjoyed.

DIRECTIONS

What3words:///movies.total.landed

SERVICES

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

Broadband- Ofcom report that ultrafast broadband may be available.
Mobile phone coverage- Network coverage is likely both indoors and outdoors



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

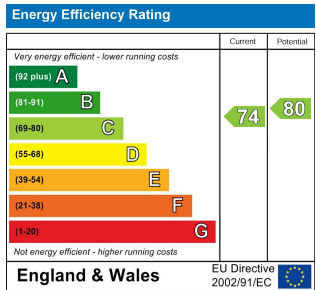
Local Authority
Dorset Council Tel: 01305 251010

MATERIAL INFORMATION

The property is found within a conservation area

Council Tax Band G
EPC

Covenants Include:
Not to park or store trailers, caravans, boats or commercial vehicles
Property to remain as a single private residence,
(Short term holiday lettings are prohibited)



Greenhill, Weymouth

Approximate Area = 3181 sq ft / 295.5 sq m

Limited Use Area(s) = 121 sq ft / 11.2 sq m

Total = 3302 sq ft / 306.7 sq m

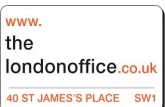
For identification only - Not to scale



Denotes restricted head height



Poundbury/JS/12/05/25



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