



Symonds
& Sampson

Mulberry Cottage

18 Back Street, Portesham, Weymouth, Dorset

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18 Back Street
Portesham
Weymouth
Dorset DT3 4EZ

An individual detached home situated just yards from the Duck Pond in the heart of this picturesque village.



- An extended village family home
- Delightfully situated in a peaceful village location with county views
 - Stunning garden room
 - Host of character features
- Double garage and gated driveway
 - Offered with no forward chain

Guide Price **£750,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

A stone-fronted detached cottage-style home set on a generous plot, featuring a gated driveway and garage, located in this sought-after and picturesque village.

ACCOMMODATION

On the ground floor, a welcoming entrance hall leads into a spacious kitchen/breakfast room, fitted with a range of modern wall and base units complemented by work surfaces and an integrated breakfast bar. Appliances include a fridge and freezer, eye-level double oven, hob with cooker hood, and dishwasher. Additionally, there is plumbing for a washing machine. A separate utility room with a WC adds further convenience.

The living room features a front-facing window and two side windows, and centres around an attractive stone fireplace with a wood-burning stove. A half-glazed door opens into a stunning garden room, which enjoys views over the enclosed garden through rear and side windows. 'French' doors provide direct access to the outside, and a lantern-style roof window fills the space with natural light.

Upstairs, the master bedroom benefits from fitted cupboards, built-in wardrobes, and a stylish, modern en-suite shower room. There is a guest bedroom and two additional interconnecting bedrooms, currently joined via bi-fold doors. These rooms could easily be reconfigured into separate bedrooms by reinstating the original landing door to Bedroom 3. A modern family bathroom completes the first floor.





OUTSIDE

The property benefits from gated access opening onto an enclosed gravelled driveway, leading to a double garage equipped with power, lighting, two up-and-over doors, and a side pedestrian entrance. A pathway runs along the side of the house, providing access to the rear garden, which enjoys a picturesque backdrop of open countryside beyond the charming thatched rooftops of the village. The garden is primarily laid to lawn and is attractively enclosed by mature trees and established shrubs, offering a high degree of privacy and a tranquil setting.

DIRECTIONS

What3words:///improves.nooks.delighted

SITUATION

The picturesque village of Portesham lies close to the WorldHeritage 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), and sailing and water sports at the Weymouth & Portland National Sailing Acadamey. The picturesque village of Abbotsbury with its sub-tropical gardens, Abbotsbury 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.

SERVICES

Main water, electric, drainage.
Oil fired central heating system.

Broadband: Superfast is available in the area. Highest download speed 76 Mbps
Mobile Phone: Network coverage is reported to be likely/limited indoors and likely outdoors (Information from

<https://www.ofcom.org.uk>)

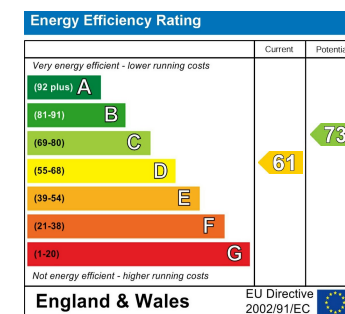
Local Authority
Dorset Council
Tel: - 01305 251010

MATERIAL INFORMATION

The property is found within a conservation area

EPC
Council Tax Band F

The sale of the property is subject to probate. Timescale to be confirmed.



Back Street, Portesham, Weymouth, DT3

Approximate Area = 1890 sq ft / 175.5 sq m

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Garage = 291 sq ft / 27 sq m

Total = 2247 sq ft / 208.6 sq m

For identification only - Not to scale

Denotes restricted
head height



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: 1294826



Poundbury/JS/29.05.25



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