



Symonds  
& Sampson

# Stablestones

153 Fortuneswell, Portland, Dorset



# Stablestones

153 Fortuneswell

Portland Dorset DT5 1LU

A substantial and impressive sympathetically reconstructed 18th century stone cottage and previous stable block, fully rebuilt to create a versatile family home arranged over three floors enjoying dramatic sea views over Chesil beach and coastline, ideal for extended family or development into two dwellings subject to the necessary planning consents.



- Architecturally designed and skillfully reconstructed period 18th century cottage
- Stunning sea views across Chesil Beach and Jurassic Coastline
- Scope for further development into two dwellings with separate external access.
  - Spacious and impressive living accommodation
- Four double bedrooms with two en-suite bathrooms
  - Host of distinctive original features
  - Off street parking

Guide Price **£500,000**

Freehold

Poundbury Sales  
01305 251154  
[poundbury@symondsandsampson.co.uk](mailto:poundbury@symondsandsampson.co.uk)





## THE PROPERTY

A highly impressive and unique reconstructed 18th century Portland stone cottage situated in the heart of Fortuneswell enjoying delightful upper floor sea views across the Jurassic Coast and Chesil Beach.

## ACCOMMODATION

Under the current ownership since 1996 and acquired as a largely derelict business premises Stablestones offers an opportunity to purchase a unique rebuilt 18th-century cottage. The external facade is original with an ancient 17th-century door surround.

A stable door opens into a spacious double aspect kitchen/dining room with underfloor heated Portland stone flooring, feature exposed stone fireplace surround and detailing and stairs to the first floor. Open access leads through to the sitting room together with side door to the utility and cloakroom/WC.

The sitting room is a particular feature and such an impressive room with woodclad beams, Portland stone fireplace and exposed wood flooring. A stable door opens onto a balcony with sea views. There are stairs to the lower ground floor accommodation. A double aspect bedroom is on the ground floor with the benefit of an en-suite shower room.

The lower ground floor has a reception room/library with sink and a range of cupboards. There is a utility room, bathroom and two double bedrooms. There are two access points from the back bedroom and the reception room onto a large private courtyard

and a rear access to the lane at the back of the property.

The first floor main bedroom is a spacious room with feature exposed beams, Portland stone fireplace and exposed stone walls. A balcony enjoys fabulous sea views over Chesil Beach and the surrounding coastline. The main bedroom has the added benefit of an en-suite bathroom and shower room, with access into a large airing cupboard/boiler room.

## OUTSIDE

To the front is a stone block hardstanding area for off road parking together with an enclosed garden to the rear. There is a gated alleyway that gives access to the rear courtyard. There is a separate external entrance on the basement floor.

## DIRECTIONS

What3words:///muted.knitted.octagon

## SITUATION

The property is situated in an elevated position within Fortuneswell which boasts a range of eateries, public houses, convenience store, post office, public gardens and a promenade edging Chesil Beach and the dramatic Jurassic coastline.

The Isle of Portland provides the opportunity to enjoy many leisure pursuits, in particular, walking, rock climbing, bird watching, excellent sailing, fishing and water sports facilities, including those at the Weymouth & Portland National Sailing Academy. The coastal resort of Weymouth is within easy reach by car as well as regular bus services from the island and cycle route.

Weymouth has a comprehensive range of shops, a marina as well as cultural, recreational and further educational facilities.

The area also provides the opportunity to enjoy the sandy beaches and walks along the World Heritage Jurassic Coastline and the rolling countryside that surrounds the area.

There are mainline rail services from Weymouth to London Waterloo and Bristol Temple Meads.

## SERVICES

Mains gas, electric, water and drainage.

Gas fired central heating system.

The lower ground floor is heated by electric storage heaters.

Broadband - Ultrafast speed available with 1800 Mbps download speeds

Mobile - It is reported that mobile coverage is limited indoors and likely outdoors (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council Tel: 01305 251000

## MATERIAL INFORMATION

The property is found within a conservation area

EPC D

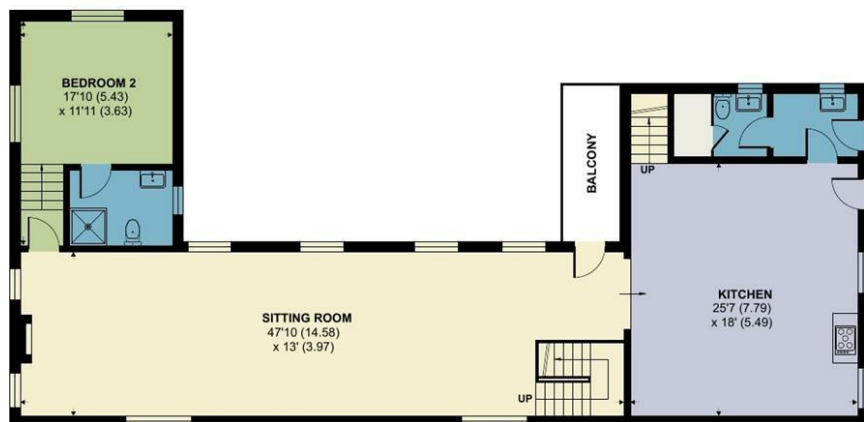
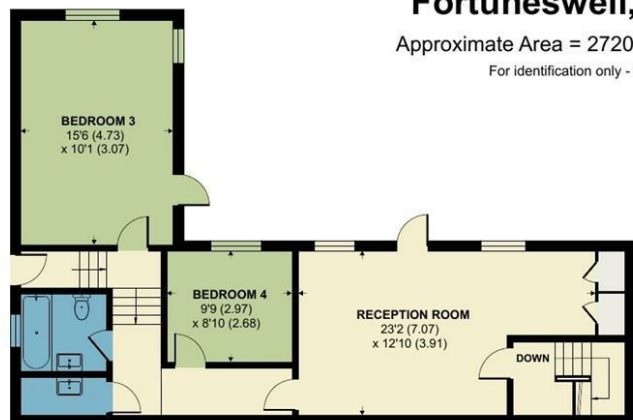
Council Tax Band F



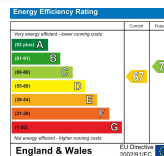
# Fortuneswell, Portland

Approximate Area = 2720 sq ft / 252.6 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1296924



Poundbury/DW/03.06.25



01305 251154

poundbury@symondsandsampson.co.uk  
Symonds & Sampson LLP  
Arch Point House, 7 Queen Mother Square,  
Poundbury, Dorset DT1 3BY



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

**SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT**