

Symonds
& Sampson

South Mill

Mill Street, Weymouth, Dorset

South Mill

Mill Street
Weymouth
Dorset DT3 5DN

A substantial period residence delightfully situated in one of Weymouth's premier locations and within easy access to both Weymouth and Dorchester.



- Individual period Grade II Listed house in sought after location
- Spacious and flexible accommodation arranged over three floors
- Discrete ground floor lift to first floor main bedroom and ensuite bathroom
- Second floor sitting room with vaulted beamed ceilings
 - South facing courtyard garden
- On street parking and integral garage
 - Close to countryside footpaths

Guide Price **£790,000**

Freehold

Poundbury Sales
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THE PROPERTY

An impressive Grade II Listed converted Mill delightfully situated by the river Wey and within easy access to both Weymouth and the county town of Dorchester. Constructed with attractive stone elevations under a slate roof and listed Grade II of architectural or historic importance, South Mill is an important element in Mill Street, retaining the original cast-iron casements to the front and a reminder of former industrial activity, set just up from the River Wey. The ground floor is 18th century and was originally the stables for North Mill opposite. The two upper floors were constructed in 1846 and connected to North Mill by a second floor footbridge.

ACCOMMODATION

The accommodation is substantial and extremely versatile, being arranged over three floors. On the ground floor a tiled hallway leads into a sitting room and the kitchen/family room both with a double aspect and beamed ceilings. The sitting room has a side door to the integral garage and a door leading out to the rear garden. The kitchen/family room is a most impressive feature, complete with a newly installed and bespoke fitted hand made kitchen with painted wood floor units and solid wood drawers, all with dovetail joinery. Granite worktops compliment the room, blending in with the attractive tiled floors. There is an integrated dishwasher, built in Smeg fridge, electric AGA and hot plate. The current owner has installed a lift from the kitchen which provides level first floor access to the main bedroom and ensuite bathroom.

On the first floor, a spacious landing with double aspect and stripped wood flooring provides access via double glazed doors onto a decorative wrought iron Juliette Balcony, constructed in the first half of the 20th century and recently partially reconstructed. There are

three double bedrooms on this floor, with the main bedroom having an en-suite bathroom together with a study and steps with an interconnecting door to a double aspect bedroom. A well appointed shower room is also situated on this floor.

The second floor accommodation is a particular feature of the house. A landing with rear aspect window enjoys delightful south facing views and leads to an impressive double aspect sitting room with vaulted and beamed ceilings with parquet flooring and fireplace (gas fire not connected). Access leads to a second kitchen/utility which is fitted with a range of limed oak wall and floor cupboards. French doors open onto the footbridge. A further double bedroom with rear aspect has the benefit of an en-suite bathroom.

OUTSIDE

There is on road parking directly outside the house, leading to an integral garage with light and power. To the side is a small area of plants and shrubs. The rear courtyard garden enjoys a south facing aspect and is paved for ease of maintenance with a pedestrian rear access.

SITUATION

South Mill is situated in an attractive setting close to the River Wey and on the edge of Upwey village and open countryside. Upwey is an attractive village and conservation area with many period buildings, situated in pleasant countryside, nestling in a Dorset downland valley about 3 miles north of Weymouth and 4 miles south of Dorchester. The area is home to the Upwey Wishing Well and Tea Room, St Laurence Church as well as two public houses and a mainline railway station to London/Waterloo and Bristol/Temple Meads. The property is less than 5 minutes walk to a bus stop which is then 15 minutes to Dorchester Hospital and is within easy walking distance to the Broadway general

store. A good range of other amenities can be found within approximately 1 mile including, florist, a veterinary clinic, Marks & Spencers petrol station and Redlands sports centre. There are both primary and secondary schools close by. Both Weymouth and Dorchester town centres offer a comprehensive range of shops, Weymouth & Portland Sailing Academy as well as cultural, recreational and further educational facilities.

DIRECTIONS

what3words:///slowness.hurry.extensive

SERVICES

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

Local Authority

Dorset Council Tel: - 01305 251000

Broadband - Ultra speed available

Mobile - It is reported you are likely to have limited network coverage indoors and kiley coverage outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

The property falls within a conservation area.

The property is Grade II Listed

Council Tax Band E

EPC D





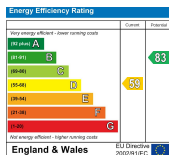
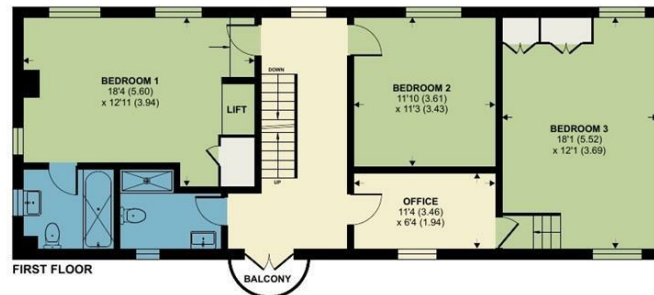
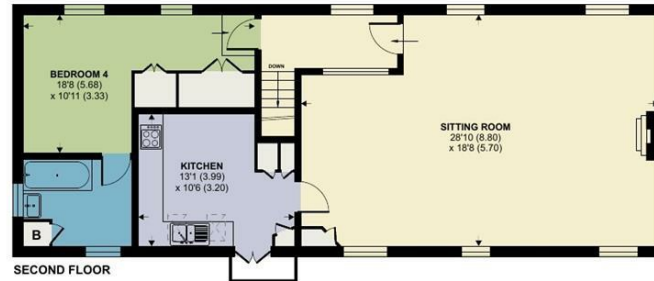
Mill Street, Upwey, Weymouth

Approximate Area = 2538 sq ft / 235.7 sq m

Garage = 225 sq ft / 20.9 sq m

Total = 2763 sq ft / 256.6 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). © nitchecom 2025. Produced for Symonds & Sampson. REF: 1304850



Poundbury/DW/17.06.25



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