



5 Back Street  
Abbotsbury, Weymouth, Dorset



# 5 Back Street

Abbotsbury Weymouth

Dorset DT3 4JP

An attractive Grade II Listed four bedroom detached thatched cottage peacefully situated within this picturesque village within close proximity to Chesil beach and the World Heritage Jurassic coastline. Dating from the mid 18th century with stone elevations, the cottage has a host of character features although in need of extensive modernisation and refurbishment.



- Period Grade II Listed detached stone and thatched cottage
  - Attractive central village location
  - Views across to St Catherine's Chapel
- Accommodation in need of modernisation and refurbishment
  - 4 bedrooms and 2 reception rooms
- Large gardens, outbuildings and off street parking
  - New 125 year lease from completion

Guide Price **£400,000**

Leasehold

Weymouth Sales  
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## THE PROPERTY

A detached stone and thatched period cottage set in large gardens and quietly situated within Abbotsbury village, enjoying far reaching first floor views to St Catherine's Chapel.

## ACCOMMODATION

An entrance door to the front leads into the hallway with doors leading to two reception rooms. The sitting room is double aspect with secondary glazed windows, window seats and inglenook fireplace. The dining room is also double aspect with oak fronted store cupboards and door into the kitchen which is fitted with wall and floor cupboards, sink, electric cooker space with extractor over and plumbing for a washing machine. A sliding door leads to a rear lobby with doors to outside, WC and bathroom.

On the first floor are four bedrooms all with front aspect views over the village and chapel in the distance with three double bedrooms and two of the rooms with a double aspect.

## OUTSIDE

Timber side gates lead onto a tarmac drive for off road parking leading up to a stone built outbuilding comprising an open fronted garage and two storerooms. A paved patio with steps leads up to large overgrown gardens stocked with an abundance of shrubs, plants and trees.

## DIRECTIONS

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## SITUATION

Abbotsbury is an historic village being known for its sub-tropical gardens and Swannery, as well as the Fleet Lagoon by the side of Chesil bank. The freehold of the majority of the properties within the village are owned by Ilchester Estates which have gone to great lengths to maintain its interest in a thriving community.

The village itself has a selection of shops including general store, butchers, public houses and historical interesting thatch, slate and tiled period cottages. It is surrounded by beautiful countryside with the Abbotsbury plains to the north, St Catherine's Chapel (which can be seen from the property) and the coast to the south.

There are footpaths and bridleways in the area giving access to the surrounding countryside and the World Heritage Coastline.

## SERVICES

Mains water, drainage and electricity. Electric storage heaters.

There is mobile & broadband coverage in the area. Please refer to Ofcom's website for more details

## MATERIAL INFORMATION

The property is found within a conservation area and is Grade II Listed

Council Tax Band F  
EPC E

### Lease Details

We are advised by The Ilchester Estate that there will be a new 125 year lease from completion  
No service charge or ground rent payable





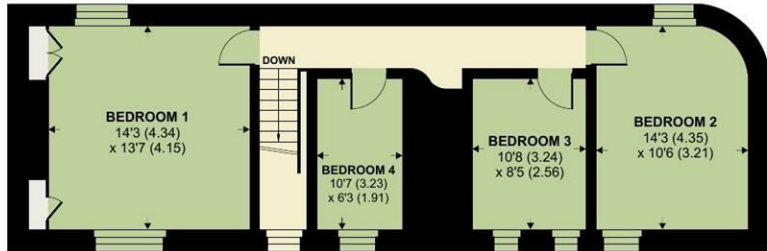
## Back Street, Abbotsbury, Weymouth

Approximate Area = 1604 sq ft / 149 sq m (excludes carport)

Outbuildings = 249 sq ft / 23.1 sq m

Total = 1853 sq ft / 172.1 sq m

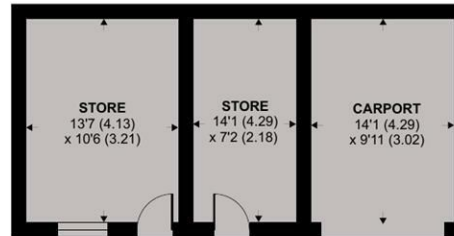
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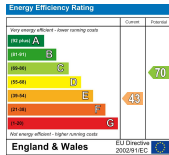
FIRST FLOOR



GROUND FLOOR



OUTBUILDING



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: 1327627



Weymouth/DW/30.07.25



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