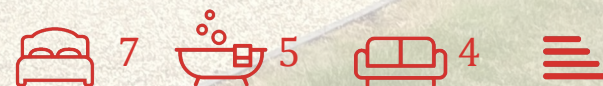




Corfe Hill House Radipole Lane, Weymouth, DT3 5HS

£1,850,000 Freehold

House - Detached





£1,850,000

# Corfe Hill House Radipole Lane

Weymouth, DT3 5HS

- Elegant Grade II Listed Georgian House
- Four Reception Rooms
- Four Double Bedrooms
- Lovely Grounds With Sweeping Driveway & Walled Garden
- Many Character Features
- Built in 1821 For Edward Balston 'Thrasher Of Radipole'
- Swimming Pool and Sauna
- En Suite & Dressing Room to Principle Bedroom
- Garaging Complex for 7 Vehicles including a motor home plus ample parking
- Two Flats To The Rear Of Corfe Hill House

An elegant Grade II Listed Georgian house set a private location in approximately 9.5 acres in the coastal resort of Weymouth. Built in 1812 in a classical style the property was extensively refurbished in in the 1990s winning a civic award for the sensitive restoration maintaining the fine original features with grand stone staircase with wrought iron balustrade, well proportioned rooms, sash windows many with shutters and moulded cornices of its era.

The accommodation offers 4 reception rooms plus an Atrium leading through to a swimming pool and sauna, on the first floor are four double bedrooms with en suite and dressing room to the principal bedroom. There is also access to two flats to the rear of Corfe Hill House one offering one bedroom accommodation and the other two bedrooms.

The grounds extend to approximately 9.5 acres with a long sweeping driveway approaching Corfe Hill House and the garage complex offering garaging for 7 vehicles including a garage large enough for a motor home . There are private lawn areas and wooded areas to the sides plus access to a walled garden that would of provided the old Kitchen Garden. There are also two stable blocks with three stables in each.



## Entrance Hall

Stone Floor, double doors & attractive elliptical fan light window

## Hall

A grand stone staircase with wrought iron balustrade

## Sitting Room

Double Aspect room with Fireplace

19'8" x 17'0" (6.00 x 5.20)

## Dining Room

Double aspect room with Fireplace

19'8" x 17'0" (6.00 x 5.20)

## Study

Fireplace

17'0" x 13'9" (5.20 x 4.20)

## Inner hallway

Access to Cellar

## Sitting Room / Games Room

Double Doors on to Atrium

23'7" x 15'1" (7.20 x 4.60)

## Kitchen

25'1" x 13'9" max l shaped (7.65 x 4.20 max l shaped)

Double Doors on to Atrium Fitted with range of White kitchen units

## Utility Room

9'2" x 5'10" (2.80 x 1.80)

## Store Room

## Cloakroom

## Atrium

Full two storey high Atrium with Bifold doors leading to Swimming pool area

## Swimming Pool House

42'5" x 24'11" (12.95 x 7.60)  
Access to Sauna 2.00 x 1.80 , Shower & separate WC and Plant room including recently installed gas boiler servicing Corfe Hill house

## Landing



**Principal Bedroom** 17'0" x 13'9" (5.20 x 4.20)  
Double aspect room

**Dressing Room** 11'11" x 5'10" (3.65 x 1.80)

**Ensuite Shower Room**  
Four piece suite

**Bedroom 2** 17'0" x 13'9" (5.20 x 4.20)  
Double Aspect room

**jack & Jill Bathroom**  
Accessed from bedroom and landing three piece suite

**Bedroom 3** 17'0" x 15'1" (5.20 x 4.60)

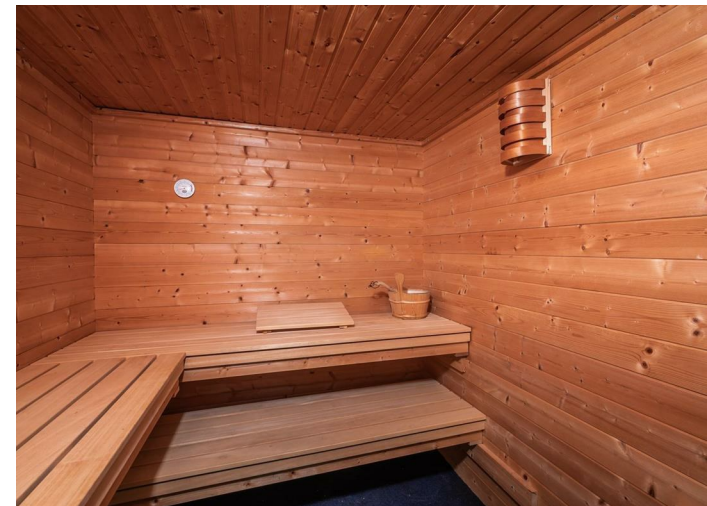
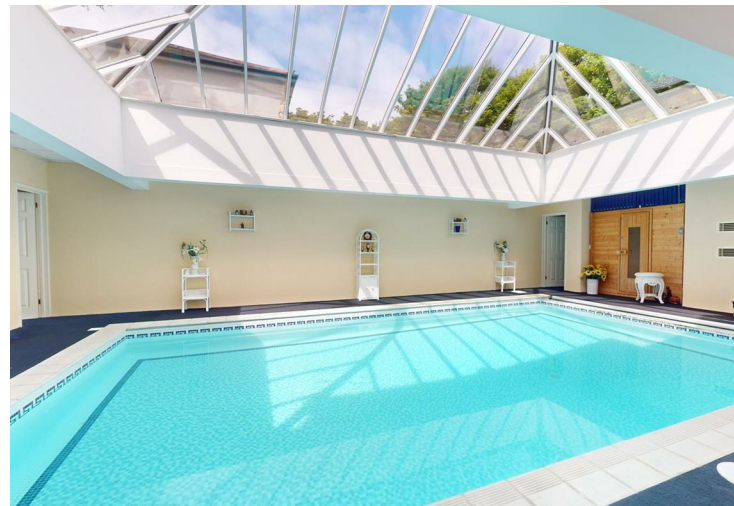
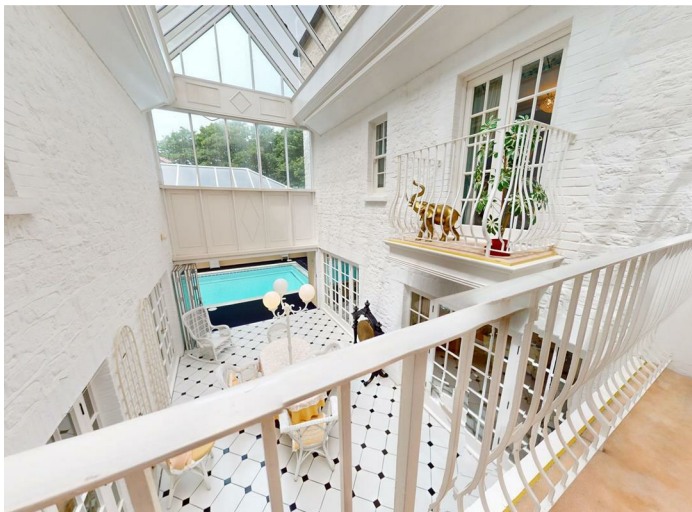
**En Suite Shower Room**  
Three piece suite

**Bedroom 4**

**Apartment 1**  
A one bedroom first and second floor maisonette with separate access to the side  
First Floor Kitchen 4.00 x 2.60, Sitting Room 4.00 x 3.60, Second Floor Bedroom 1 4.00 x 3.80 & a Bathroom

**Apartment 2**  
A two bedroom first and second floor maisonette accessed from balcony overlooking Atrium  
First Floor Sitting Room 5.00 x 4.60, Kitchen 4.60 x 2.60, Second Floor Bedroom 1 4.20 x 3.60, Bedroom 2 3.40 x 2.80, Shower Room

**Garden & Grounds**  
Approached by a long sweeping drive off Radipole Lane with grassed areas to either side leading to a set of electric security gates to the gravelled Driveway to Corfe Hill House and the Garage complex. There is a large private lawned area to either side of the driveway with extensive wooded areas to the sides providing privacy. There is also access to a walled garden which would of been the old kitchen Garden. The overall grounds extend approximately 9.5 acres as shown with in the attached red line plan excluding the area shown in green. There are public rights of way that cross some parts of the grounds. A red line plan is available of the land.





#### **Stables**

There are two stable blocks, with three stalls in each and there is potential for more land to be purchased if required for equestrian use.

#### **Garaging and Parking**

The sweeping driveway leads to a gravelled parking area in front of the house and to a garage complex with garaging for 7 vehicles including for a motor home and with additional parking in front of the garages. There is a separate access track off Dorchester Road leading to a further parking area. This access track also provides access for other properties including Little Corfe Hill & Corfe Hill Bungalow which are not included in this sale

#### **Potential Additional Properties & Land**

There is additional land (approximately 11 acres) and properties including Little Corfe Hill & Corfe Hill Bungalow which could also be available by negotiation

#### **Council Tax**

Band H with Dorset Council

#### **Utility Supplies**

Mains Gas, Electricity, Water & Drainage

#### **Construction**

A traditionally built Georgian property with brick and rendered elevations under a pitched roof

#### **Flood Risk**

Rivers & Sea no risk, Surface Water low risk

#### **Phone and Broadband signal strength and coverage**

Mobile phone signal strong O2 Vodafone, 3 average for EE

Sky & BT tv is available, Virgin tv is not available

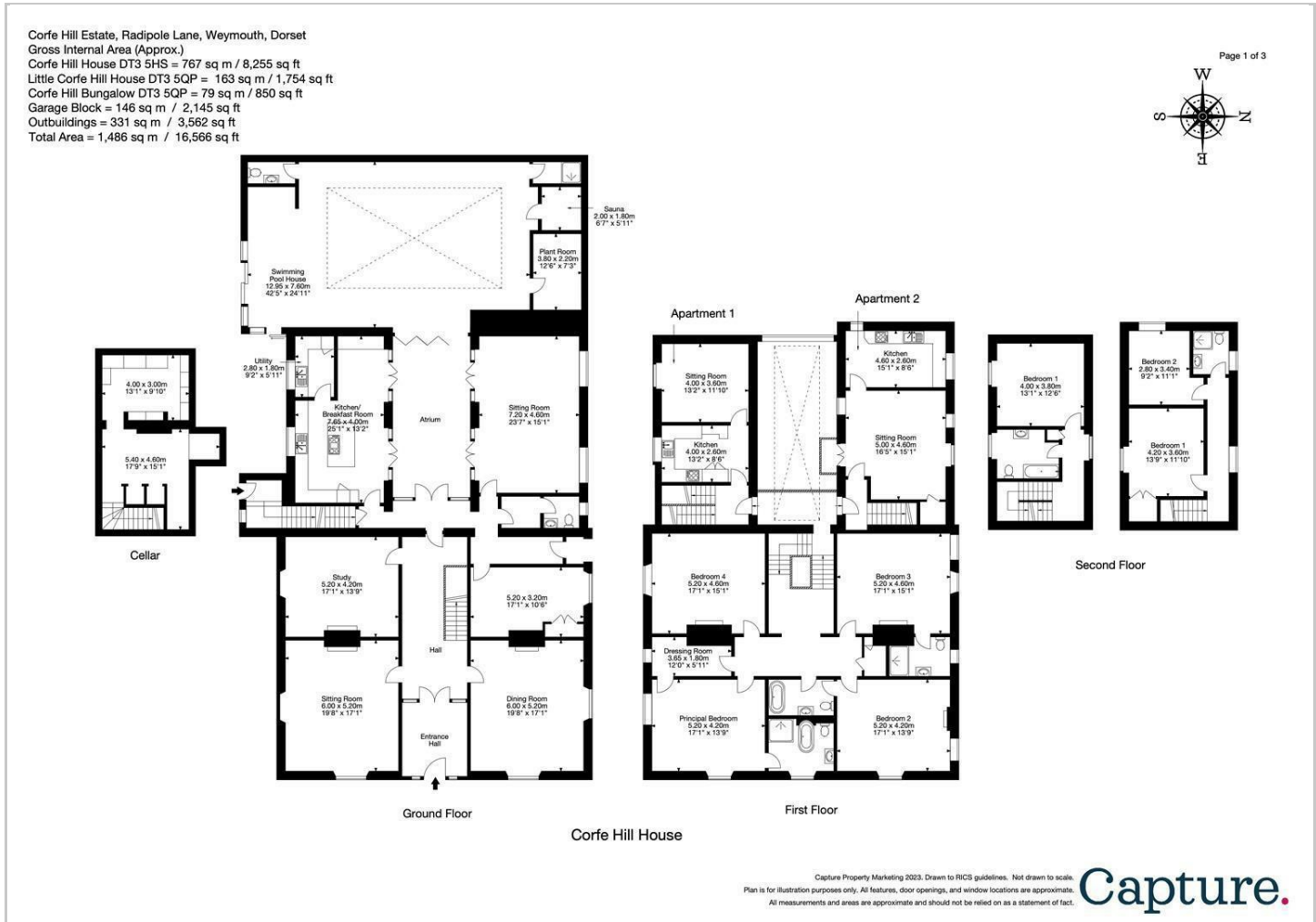
Broadband speeds standard 6 mbps Superfast 37 mbps, ultra fast is not available

#### **Legal Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plans



## Location Map



## Energy Performance Graph

## Viewing

Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)