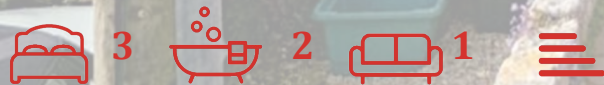




Mallams

Portland, DT5 1NJ



**Offers In Excess Of
£375,000 Freehold**



Mallams

Portland, DT5 1NJ

- Charming Grade II Listed Cottage
- Oozing Character Throughout
- Three Bedrooms with Accommodation over Three Floors
- Operated as a Successful Holiday Let / Holiday Home
- Offered For Sale with No Onward Chain
- Stunning Sea Views & Short Walk to Chesil Beach
- Beautifully-Presented, Stylish Accommodation Throughout
- Option to Purchase as an Ongoing Concern
- Block Paved Off-Road Parking to Front for Two Cars
- Immaculately-Presented, Sunny-Aspect Rear Garden





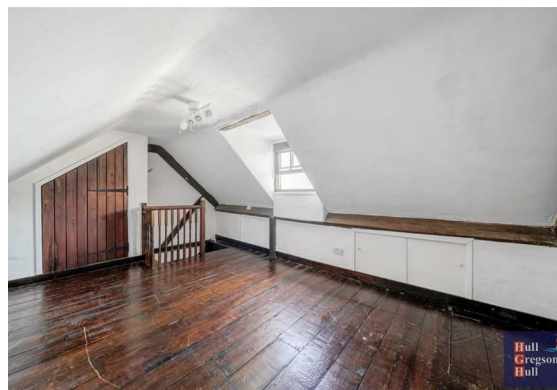
This CHARMING, CHARACTERFUL, GRADE II LISTED COTTAGE, situated on Mallams, with STONE FRONTAGE and BLOCK-PAVED OFF-ROAD PARKING for two cars, is presented For Sale. The accommodation is WELL-PROPORTIONED across three storeys, with THREE BEDROOMS; a SIZEABLE LIVING ROOM with LOG BURNER as well as MODERN, DOWNSTAIRS SHOWER ROOM and BEAUTIFULLY-PRESENTED FAMILY BATHROOM. Externally, the property presents a Greek-style low-maintenance garden with a SUNNY-ASPECT, raised seating area and STUNNING SEA VIEWS. The property is presented for sale with NO ONWARD CHAIN and VIEWINGS COME HIGHLY ADVISED to fully appreciate the beautiful cottage on offer.



The property has operated as a successful holiday let for several years, and the vendor has advised us that there is the option to purchase the property as an ongoing concern.

Stepping through the doorway of the beautifully-presented stone façade, you find yourself in the front-aspect living room. The living room is a generous size with light and airy front-aspect window, feature log burner and ample space for furnishings. The room provides the perfect space to relax of an evening or entertain friends in.

The kitchen comprises black wall based cabinets with



oak worktops over and breakfast bar style table. The kitchen houses an oven enclosed in a Portland stone framing emphasising the characterful essence the cottage offers.

To the rear of the downstairs accommodation, you find yourself in the garden room with a freestanding wooden sauna. The garden room also provides access to the downstairs modern shower room. The shower room comprises a walk-in shower with rainfall head as well as WC and wash-hand basin.

The first floor comprises bedrooms one and two and the family bathroom. Bedroom one is a generous-sized double with feature fireplace, front-aspect window spilling rays of sunshine into the room and ample built-in storage. Bedroom two is well-proportioned and would well-suit a child's bedroom or home office.

The family bathroom is beautifully presented, has underfloor heating and comprises a freestanding bath, WC and wash-hand basin with stylish decoration and immaculate presentation.

The second floor hosts bedroom three. The bedroom hosts ample room for a double bed, a sea view out of the window and plentiful storage in the eaves as well as feature polished wooden flooring.

Externally, the property hosts a lovely, Greek-style, low-maintenance garden with various potted plants. The garden also hosts a raised seating area with stunning sea views as well as a lockable, built-in utilities shed.

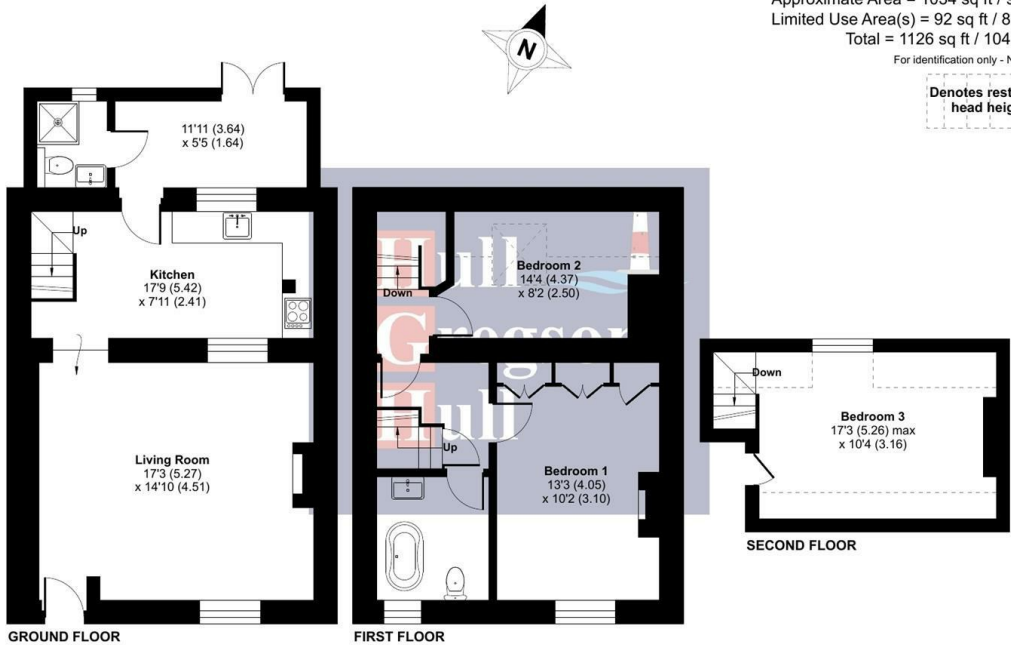
Viewings come highly advised to fully appreciate the stunning property on offer.



Mallams, Portland, DT5

Approximate Area = 1034 sq ft / 96 sq m
Limited Use Area(s) = 92 sq ft / 8.5 sq m
Total = 1126 sq ft / 104.5 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). © richcom 2025. Produced for Hull Grogson & Hull (Portland) Ltd. REF: 1285065

Living Room
17'3" x 14'9" (5.27m x 4.51m)

Kitchen
17'9" x 7'10" (5.42m x 2.41m)

Garden Room
Downstairs Shower Room

Bedroom 1
13'3" x 10'2" (4.05m x 3.1m)

Bedroom 2
14'4" x 8'2" (4.37m x 2.5m)

Bedroom 3
17'3" x 10'4" (5.26m x 3.16m)

Bathroom

Additional information

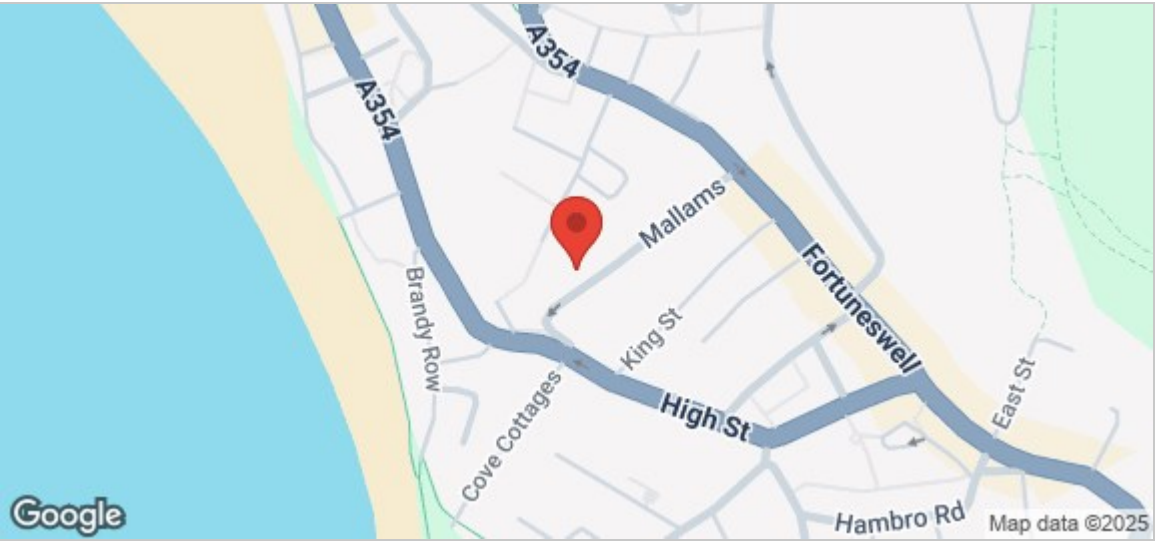
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Grade II Listed Cottage
Property construction: Standard Construction
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

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, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	