



Southwell Street

Portland, DT5 2EF



Offers In Excess Of
£285,000 Freehold

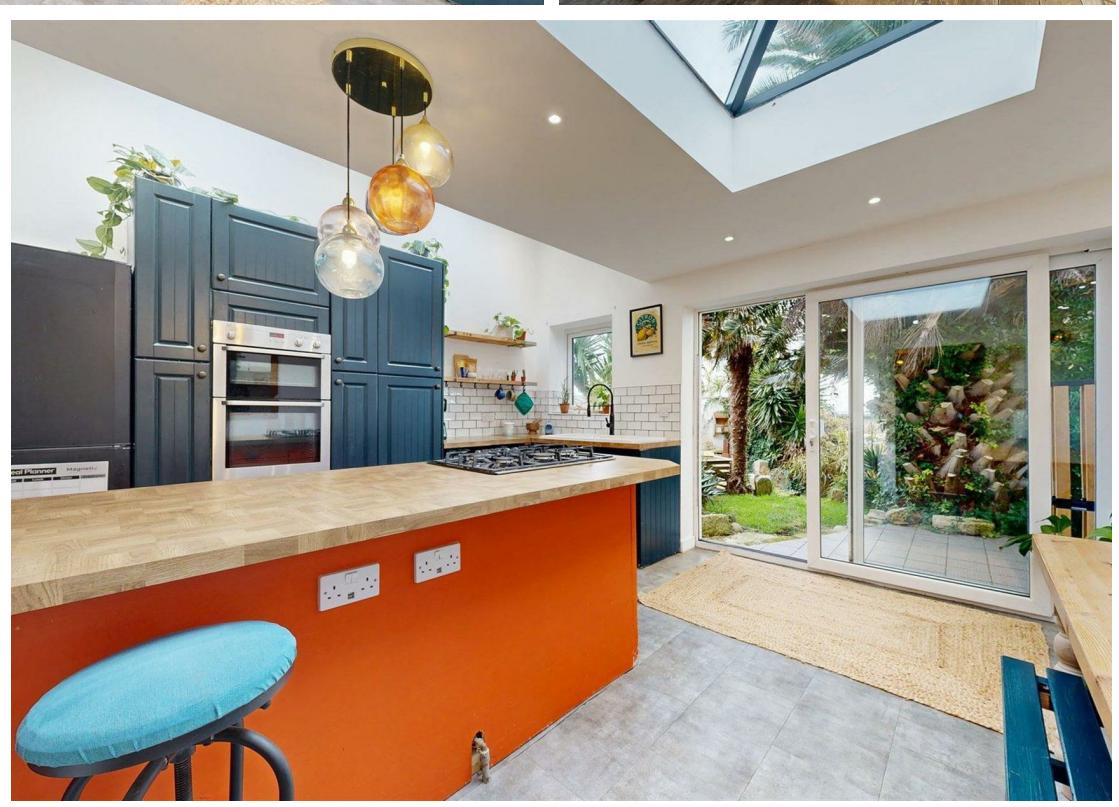
Hull
Gregson
Hull

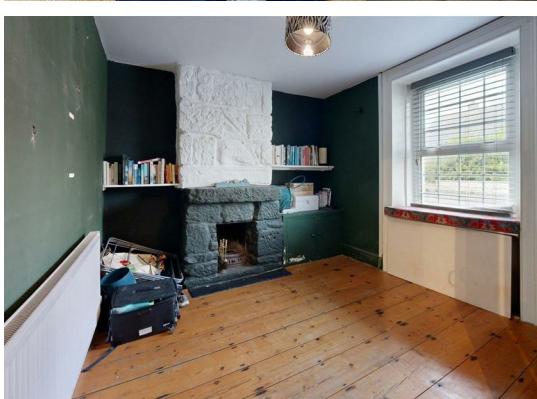


Southwell Street

Portland, DT5 2EF

- Characterful Three Bedroom End Terraced Cottage
- Built Circa 1900
- Southerly Aspect, Well Established Rear Garden with Mature Palm Trees & Large Deck
- Kitchen Extension with Lantern Roof Light, Flooding the Space with Sunshine
- Social Kitchen Space with Island & Large Sliding Doors Leading to Garden
- Exposed Stone and Ornate Fireplaces Throughout
- Sea Views from Primary Bedroom Skylight
- Bathroom with Free Standing Roll Top Bath & Separate Shower Cubicle
- Set Over Three Floors
- Pleasant Cliffside Stroll to Portland Bill or Church Ope Cove





Offered FOR SALE WITH NO FORWARD CHAIN is this enchanting PORTLAND STONE COTTAGE, BUILT CIRCA 1900, a home rich with CHARACTER, SEA AIR, and undeniable PERIOD CHARM. Featuring COSY RECEPTION SPACES, a BRIGHT KITCHEN BREAKFAST ROOM with LANTERN ROOF LIGHT, and a PRINCIPAL TOP-FLOOR BEDROOM with SEA VIEWS.

Step through the front door into this



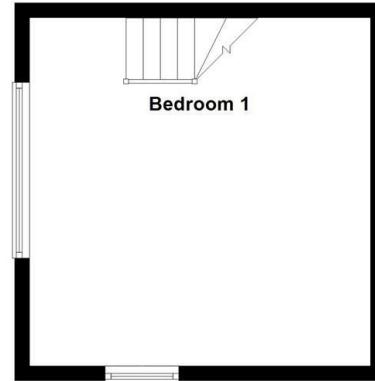
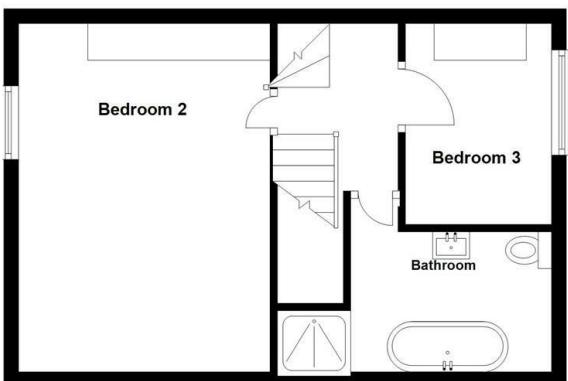
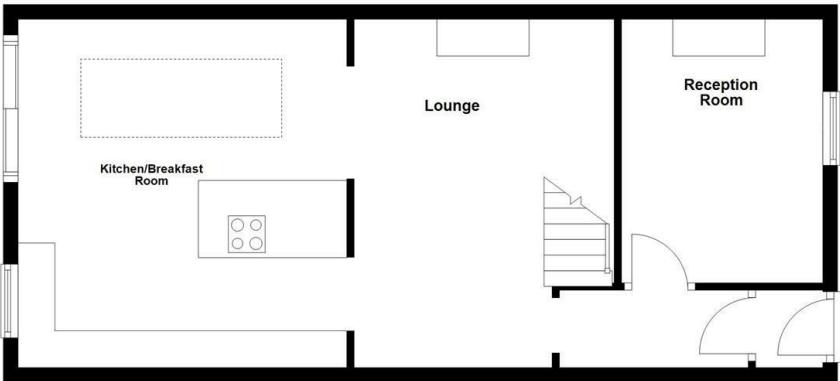
enchanting stone cottage and you're immediately greeted by the warmth of character and sea air. The entrance opens into a hall which oozes charm of exposed stonework and flagstone flooring, setting the tone for the rest of the home. To your right is a cosy reception room, perfect as a snug or reading room, with a window seat positioned across from a log burner fire, oozing charm of exposed stonework, setting the tone for the rest of the home.

Flowing through to the main lounge, you'll find a spacious yet cosy living area - ideal for relaxing by the fire or gathering with friends and family. From here, the home extends into a beautifully bright, kitchen breakfast room, where modern design meets rustic charm. A large central island provides the heart of the space, while a lantern roof light floods the space with sunlight. An expansive sliding door frame the gardens beyond and let natural light pour in.

Upstairs, the first floor hosts two comfortable bedrooms - Bedroom Two, a generous double with tranquil garden views, and Bedroom Three, a delightful single or study space. Between them lies the family bathroom, featuring a freestanding bath and separate shower enclosure, combining contemporary finishes with timeless style.

A final flight of stairs leads to the top-floor principal bedroom, a peaceful retreat offering both privacy and elevated views across the rooftops to the sea.





Reception Room

9'10 x 11'4 (3.00m x 3.45m)

Living Room

15 x 12'3 (4.57m x 3.73m)

Kitchen Diner

14 x 13 (4.27m x 3.96m)

Bedroom One

15 x 14 (4.57m x 4.27m)

Bedroom Two

15 x 10 (4.57m x 3.05m)

Bedroom Three

6'10 x 8 (2.08m x 2.44m)

Bathroom

12 x 6 (3.66m x 1.83m)

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: End Terrace

Property construction: Standard

Tenure: Freehold

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		



12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk