



Kellaway Court | | Weymouth | DT4 8XE

Price £540,000

BEAUMONT  JONES

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This charming character conversion is located in Kellaway Court, an exclusive, gated character complex in Hope Square. This rarely available positioned property is being sold as a successful holiday let/second home and comes complete with courtyard, elevated balcony area and allocated parking space.

- Gated Access & Off-Road Parking
- Rarely Available Development in Hope Square
- Successful Holiday Let being sold with Future Bookings in Place
- Iconic Gated Grade II Listed Conversion
- Four Bedrooms (Master En-suite)
- Inner Courtyard to the Rear and Elevated Balcony to the Front Elevation

Full Description

This charming mews style house is located in Kellaway Court, an exclusive, gated character malthouse conversion in Hope Square. This rarely available positioned property would make an ideal second home/holiday let and is being sold with future holiday let bookings in place. Access is via the gated courtyard and steps leading up to the front door which opens into the welcoming entrance hall. There is ample space for coats and access into the downstairs cloakroom. A doorway opens into the inner hall with stairs to the first floor and useful under stairs storage cupboard. Further ground floor accommodation is as follows. The open-plan living area offers a spacious sitting area with dual front aspect windows and sliding patio doors onto the courtyard making this a light space. Character features such as beams, and original pillars offer a natural separation to the generous sized dining area which flows into the kitchen. The modern kitchen offers views over the courtyard and is complete with a built-in oven, induction hob with



Beautiful gated development.



extractor fan, fridge/freezer, space and plumbing for a dishwasher and washing machine. Bedroom four is located on the ground floor with sliding patio doors opening into the courtyard. From the hallway, stairs rise and turn to the first floor with the continuation of the character features including beams and access to the remaining accommodation. The master bedroom is an inviting room with plenty of space for furnishing. There is a modern en-suite shower room with large shower, WC and wash hand basin. Bedroom two is another double bedroom with dormer window overlooking the courtyard setting. Bedroom three is a good size single room again with dormer window. The family bathroom is spacious with a modern suite including, bath with separate shower cubicle, low level WC and wash hand basin.

There is a private rear courtyard accessed via sliding patio doors from the sitting area or the ground floor bedroom four. This offers ample space for a table and chairs to enjoy morning coffee. To the front of the property is a decked elevated balcony area, this offers space for a table and chairs to enjoy the afternoon & evening sun. There is an exclusive parking space to the front of the property within the gated courtyard.

Rarely available position in Hope Square, being centrally located, with all of Weymouth's picturesque destinations on the doorstep. Weymouth Harbourside and the vibrant Hope Square with iconic brewery building is on the doorstep offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth's Esplanade and main beach is just a short walk from the property and enjoys an award winning sandy beach, located adjacent to the town centre which benefits from a good variety of shops.

Rating Authority: - Dorset (Weymouth & Portland) Council. Currently on Business Rates. Services: - Gas central heating. Mains electric & drainage.

Disclaimer: - Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities. Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



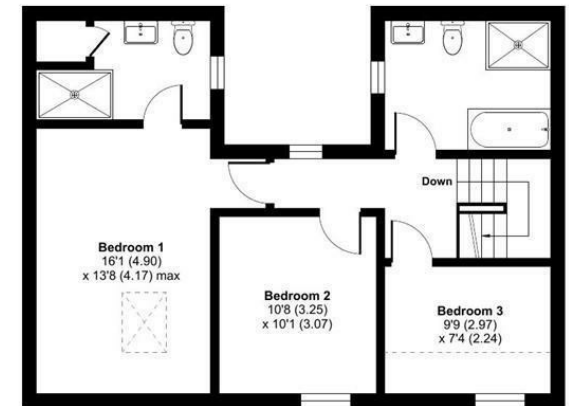
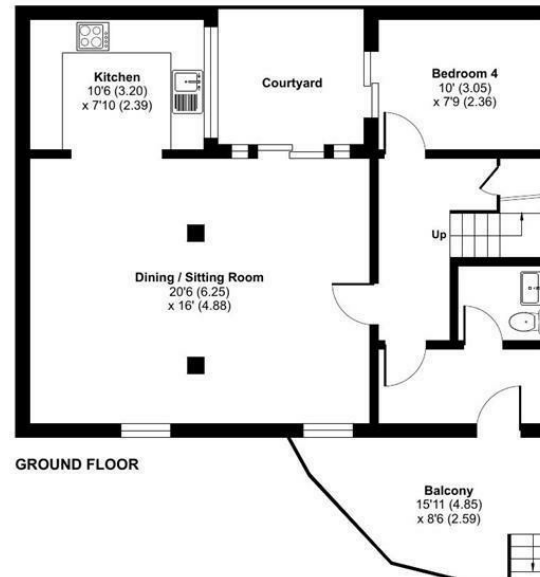
Kellaway Court, Weymouth, DT4

Approximate Area = 1252 sq ft / 116.3 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Avenue Sales and Lettings, REF: 1074170

We value more than your property

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