



New Street | | Portland | DT5 1HQ

Price Guide £895,000

BEAUMONT  JONES

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We are delighted to bring to the market this substantial residence, offering seven bedrooms and seven bathrooms. Currently set up to include a spacious two-bedroom annexe with its own garden, this property would be ideal for multi-generation family living and/or someone requiring space to accommodate a business/office space at home.

- Spacious Residence set in a Quiet Position Beside Woodland
- Including Spacious Two Bedroom Annexe with Beautiful Garden
- Potential for Holiday Letting/Long-Term Letting to Provide Income
- Seven Bedrooms & Seven Bathrooms
- Ample Space to Accommodate Multi-Generation Family Living
- Large Workshop Space with Separate Access, Ideal for Storage or Business Use

Accommodation

Entrance to the property is via the front door opening into a hallway with access to the annexe on the right and access to the main house on the left. Starting with the main house, a door opens into a welcoming entrance hall, there are stairs to one section of the first-floor accommodation which would be perfect for older children living at home or even holiday letting. This section of the first floor includes a modern kitchen, living room with views over the garden and woodlands, two double bedrooms (one with en-suite), a further third bedroom, shower room and charming balcony offering space for a small table and chairs to sit and enjoy the open views.

From the entrance hall in the main section of the house, a door leads through to the following accommodation, generous sized



This substantial residence offers ample space for multi-generation family living and includes a spacious two-bedroom annexe with its own garden.



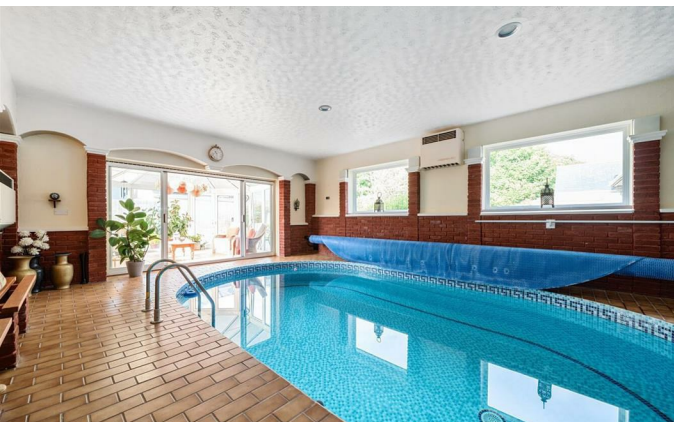
rooms include the living room, dining room, and large inner hallway with access into the modern kitchen/breakfast room with views over the garden. The main bathroom on this level is fully tiled and a generous size with bath, WC and wash hand basin. Also, from the inner hall there is access into the garden, the inviting pool room with patio doors leading into a conservatory which opens up into the garden. There is a shower room adjacent to the pool room and a further room currently being used as a bedroom but would also make an ideal home office/playroom. Adjacent to this room is access into the courtyard and the office, a great space for a home office or anyone needing to run a business from home, this leads into two large well equipped workshops with their own access from the courtyard and also access into the garden – ideal for separating working from home and if you have clients visiting.

Returning to the inner hall, there are stairs rising to a private bedroom, currently being used as the master bedroom. There is access to plenty of eaved storage here, the bedroom is a generous sized double room which leads onto a fitted dressing room and en-suite.

Returning to the annexe, a door opening into a generous sized living room with doorway into the modern kitchen/breakfast room and useful utility room with a further door into the garden and side access making this self-contained if desired. The main bedroom to the annexe has inviting patio doors opening into the garden and modern built-in wardrobes and storage. There is an adjacent recently fitted shower room including a large walk-in shower, WC and wash hand basin with vanity storage. Bedroom two of the annexe also overlooks the beautiful garden and setting, a compact double bedroom with its own adjacent bathroom.

Outside

Occupying a generous plot with a quiet and peaceful setting towards the end of a no through road, to the front of the property is a gravelled driveway offering access to ample off-road parking. There is access to the large (one and a half) garage from the road and two further garage doors which open to a well-maintained courtyard which could also be used for further parking if needed, otherwise the courtyard offers a private suntrap with access into the main house, workshops and garage. The rear garden is currently split into two with fencing, providing generous sized gardens to both the main house and the annexe. Both gardens are well-kept, enclosed, and private. Patio areas abut both the



main house and annexe, with the remainder of the gardens being laid to lawn with gravelled sections, decking area to the main house, pretty shrubs and borders. There are woodlands and mature trees to the side of the gardens providing an attractive backdrop.

Location

The property is located in a tucked away position close to amenities at Easton on the Isle of Portland. Portland is known for its spectacular cliffs, small cove beaches and breathtaking views. The island is a popular destination for climbers, diving, kayaking, walking and bird-watching. An explorer's island, with museums, castles, lighthouses, sculptures and views across Chesil, beach, Portland Harbour and Weymouth. Portland provides a variety of shopping and business outlets, including a petrol station, Tesco supermarket, butchers, hairdressers, Co-op, variety of public houses and educational facilities as well as many leisure pursuits, in particular, excellent sailing, fishing and water sports facilities including those at the Weymouth & Portland Sailing Academy. The coastal resort of Weymouth is reached over a causeway from Chesil Beach and is within easy reach by car as well as regular bus services from the island.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band F.

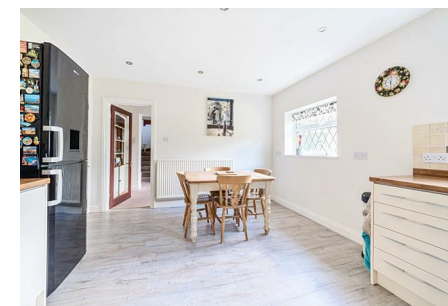
Services: - Gas central heating. Mains electric & drainage.

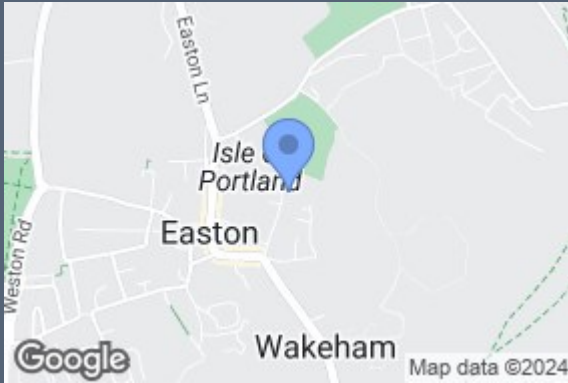
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



Set-in well-maintained grounds on a generous plot beside woodlands and access onto the coastal footpath.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		68
(55-68) D	49	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

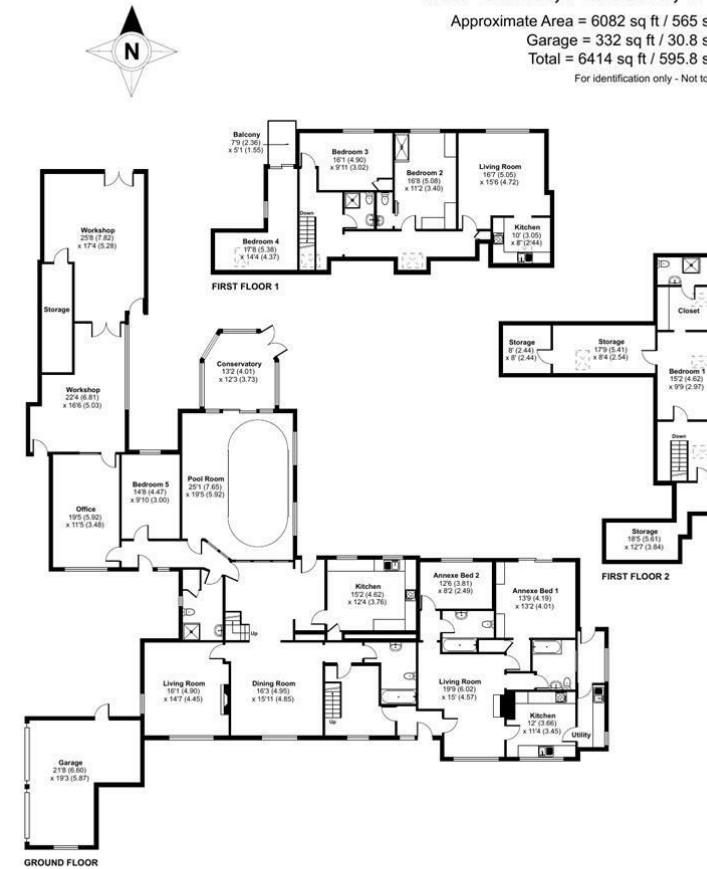
New Street, Portland, DT5

Approximate Area = 6082 sq ft / 565 sq m

Garage = 332 sq ft / 30.8 sq m

Total = 6414 sq ft / 595.8 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). © nichicom 2024. Produced for Beaumont Jones Estate Agents Ltd. REF: 1141188

We value more than your property

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