



Weston Street | | Portland | DT5 2DF

**Price Guide £365,000**

BEAUMONT  JONES

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We are delighted to bring to the market this deceptively spacious character home. Located in a quiet position in Weston, the accommodation includes sitting/dining room, kitchen, breakfast room, downstairs wet room, three double bedrooms (including large loft conversion), a modern shower room and family bathroom. To the rear of the property is large courtyard, workshop and beautiful rear garden.

- Deceptively Spacious Character Home
- Beautifully Presented Through-out
- Three Double Bedrooms
- Large Loft Conversion with Sea Views
- Sitting/Dining Room and Additional Breakfast Room
- Downstairs Wet Room, Shower Room and Family Bathroom on the First Floor

**Full Description**  
Accommodation

This deceptively spacious traditional Portland character home is beautifully presented throughout. Entrance to the property is via the stone porch and front door opening into a hallway with stairs to the first floor and access into the downstairs accommodation. Character immediately welcomes you in, with high ceilings, picture rails, decorative ceiling roses and flagstone flooring setting the scene.

The open plan sitting/dining room is a lovely size with light front aspect window and charming patio doors opening into the courtyard. The sitting area offers ample space for furniture and focal open fire with pretty decorative tiled surround and wooden



Charming  
Character Home  
with Period  
Features Through-  
out



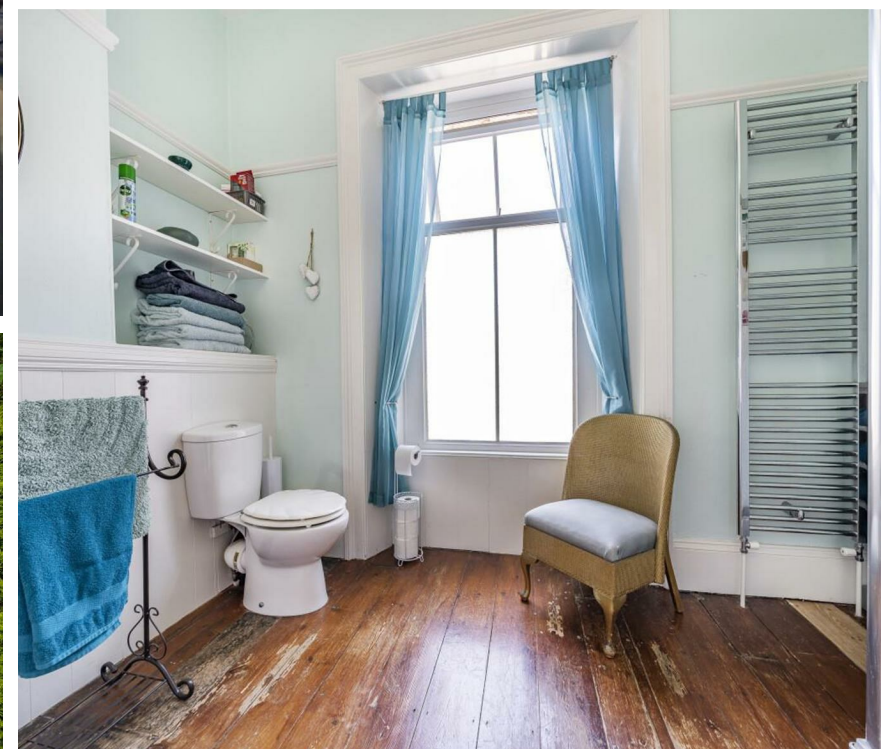
mantle. The dining area also offers ample space for a good-sized dining table with built-in dresser unit to one alcove. Returning to the hallway there is access into the breakfast room, offering a light dual aspect, flagstone flooring and fireplace. This room would also make an excellent home office or playroom, there is a door opening to the side lean-to which leads you back to the front. As you enter the kitchen, there is a rear staircase to the first floor on your left then the room opens into a lovely cottage style kitchen. A generous size with the continuation of the flagstone flooring, access into the garden and plenty of shaker style units. There is an inset ceramic Belfast sink with beautiful wooden worktops, built-in dishwasher, space for a washing machine, fridge/freezer and Range style cooker with fitted extractor fan. Set off the kitchen is a useful, good sized wet room with low level WC, shower and wash hand basin.

Returning to the hallway, stairs rise to the first floor landing with access to the following rooms. Bedroom one is a generous sized double bedroom with a built-in storage cupboard and light front aspect window with far-reaching open views. There is an adjacent large shower room with a modern large walk-in shower room, low level WC and wash hand basin. The landing flows through to the rear of the property with stairs to the second-floor loft conversion benefitting from lovely open views towards the sea and a large double bedroom (bedroom three) with eaves storage. Returning to the first floor and continuing along the spacious landing there is access into bedroom two, another generous double bedroom with further door opening into the large rear landing. This area could be used as a single bedroom or office area with access to the rear staircase and modern family bathroom. The beautifully tiled bathroom offers a bath with shower and screen over, low level WC and wash hand basin with vanity storage.

#### Outside

To the front of the property is a stone wall and pillars with gated access into the front garden with path leading to the front door. The front garden has pretty shrubs and plants and there is also access to the side lean-to. Abutting the rear of the property is a spacious courtyard area, there is an old air raid shelter with a raised sunny decked area. A gate opens to the remainder of the garden where there is a large stone workshop with power and light. The remainder of the garden is laid to lawn with mature trees, plants and shrubs.

#### 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 C.

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

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.



Generous Rear  
Garden including a  
Large Courtyard &  
Workshop with  
Power & Light



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	<b>75</b>
(55-68) <b>D</b>	
(39-54) <b>E</b>	<b>47</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

### Weston Street, Portland, DT5

Approximate Area = 1748 sq ft / 162.3 sq m  
 Limited Use Area(s) = 53 sq ft / 4.9 sq m  
 Outbuilding = 189 sq ft / 17.5 sq m  
 Total = 1990 sq ft / 184.7 sq m  
 For identification only - Not to scale



**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS: Residential). © nichecom 2024.  
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