



Dorchester Road | | Weymouth | DT3 5LW

**Offers Over £725,000**

BEAUMONT  JONES

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Offers Over £725,000**

The opportunity has arisen to purchase a beautiful modernised three double bedroom cottage known as "Butchers Cottage" with two self-contained high specification one bedroom apartments currently being used as holiday lets providing a good level of income. This substantial residence lends itself to multi-generational living/annex/investment. This attractive property offers off road parking for several vehicles, triple garage plus workshop, beautiful Westerly facing rear gardens and countryside views.

- Three Double Bedroom Modernised Cottage Plus Two Self-Contained One Bedroom Apartments
- Great Income Potential
- Countryside Views
- Beautiful Rear Gardens, Westerly Facing
- Perfect For Multi-Generational Living/Annex/Investment/Holiday Lets
- High Specification Throughout
- Triple Garage Plus Workshop & Off Road Parking For Several Vehicles

**Full Description**

Butchers Cottage, the main house offers a wealth of character and spacious living. Attractive tiled flooring runs through the ground floor with accommodation including a welcoming hallway leading through to a generous sized living room with a wood burning stove. The slightly raised dining area is within the living room providing great space for entertaining/family time. A double glazed conservatory is located off the living room providing a further reception area/garden room overlooking the Westerly facing rear garden. The separate cloakroom/utility comprises a low level WC, wall mounted wash hand basin and space and plumbing for a washing machine. A rear porch provides space for a tumble dryer and leads out onto the garden. The beautiful bespoke shaker style kitchen offers eye and base level units with Quartz worktops, breakfast bar seating, double



This beautiful home is currently laid out as a three double bedroom cottage with two self-contained apartments providing a good level of income through holiday letting.



Belfast sink unit, space for a Range cooker, space and plumbing for a dishwasher, space for a fridge/freezer and dual aspect double glazed windows allows lots of natural light flood the room. Cottage style stairs rise to the first floor accommodation including three generous sized double bedrooms and a family bathroom with a suite comprising a panel enclosed bath with shower attachment over, low level WC and a wash hand basin.

Lower Butchers Cottage, the ground floor apartment offers it's own private entrance with accommodation including a modern fitted kitchen/breakfast room with eye and base level units with worksurfaces over, integral oven with inset four ring ceramic hob and extractor fan over, space and plumbing for a washing machine, integrated under counter fridge, wall mounted gas combi boiler and dual aspect double glazed windows. There is a spacious living room, double bedroom and a modern wet room offering a wall mounted mixer shower system with a fixed shower screen, vanity wash hand basin and a WC with a concealed cistern. This apartment is currently being holiday let providing a good level of income. This could also be used as a ground floor self-contained annex or for multi-generational living. EPC rating: D

Upper Butchers Cottage, the first floor apartment. Access to this apartment is via gated access from the graveled car park with tiled steps leading up to a tiled veranda seating area enjoying breathtaking views over the countryside. Private entrance is via a double glazed door leading into a hallway with accommodation including a generous sized double bedroom with countryside views and fitted wardrobes, modern shower room with a suite including a shower cubicle with a wall mounted mixer shower system, vanity wash hand basin, WC with a concealed cistern and a wall mounted gas combi boiler. The beautiful high-specification kitchen/breakfast room offers high gloss eye and base level units with Quartz worktops, breakfast bar, integrated fridge, freezer and washing machine, integral oven with inset four ring ceramic hob and extractor hood over and integrated combination microwave and integrated steam oven. Two steps lead up into the beautiful and spacious lounge/diner with an attractive valued ceiling offering dual aspect double glazed windows and a Velux skylight with breathtaking countryside views, feature fireplace and exposed wooden floorboards. This apartment is also currently being used as a holiday let providing a good level of income. This could also be used as a self-contained annex or for multi-generational living.

The current vendors are happy to sell the property as a going



concern. The two apartments are separated with utilities and on individual council tax bands however they are currently on business rates as they are being used as holiday apartments.

Outside, the property is approached via double timber 5 bar gates, leading onto a large gravelled parking area providing off road parking for several vehicles with a detached former slaughterhouse comprising of a triple open garage and workshop. The Westerly facing rear walled garden has been split into two sections providing a shared garden area for the two apartments. This garden area is mainly laid to shingle with stepping stones, a lawned area and a raised composite decking area. Beautiful planted borders, trees and shrubs. The garden to the main house offers a beautiful large patio with a small section laid to lawn with beautiful planted borders, shrubs and trees.

The property is situated on the outskirts of the coastal resort of Weymouth. There are a good range amenities close by including a petrol station/Marks and Spencer convenience store, 3 supermarkets including Sainsbury's a Sports Centre and Public House all of which are within easy access. There are both primary and secondary schools close by at Redlands. Weymouth town centre can be found approximately 2 miles to the south and offers a comprehensive range of shops, marina, as well as cultural, recreational and further educational facilities.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Council Tax Band D (main house) Currently business rates for the two apartments. Services: - Mains gas, electric & drainage.

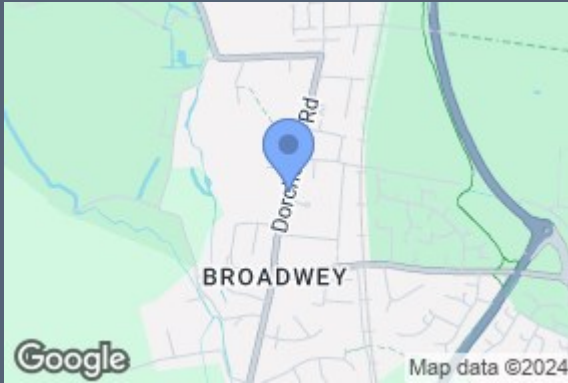
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



The property is called "Butchers Cottage", originally a butchers with the adjacent slaughterhouse now converted to a triple garage and workshop.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</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	

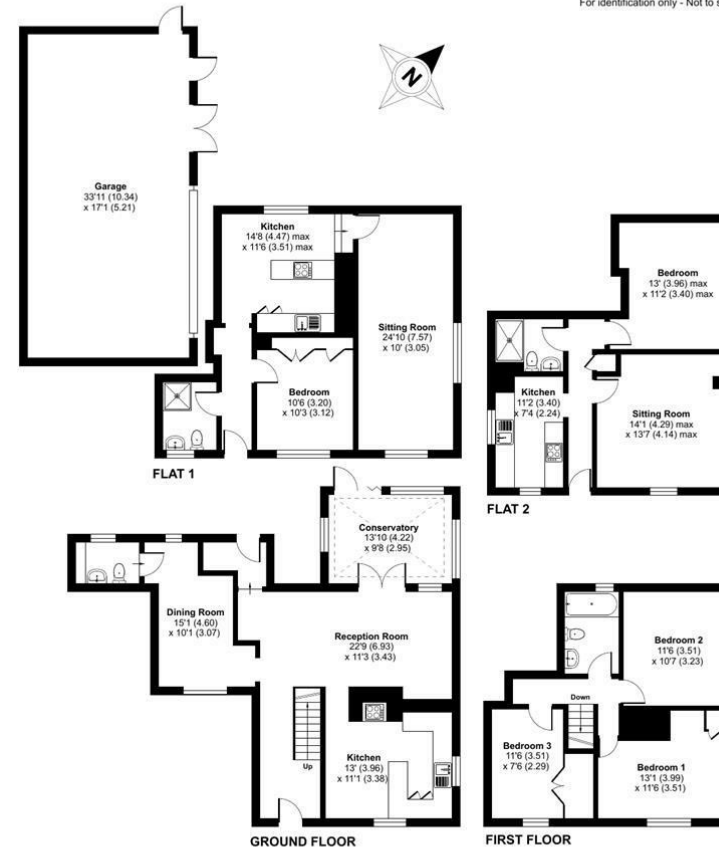
## Dorchester Road, Weymouth, DT3

Approximate Area = 2509 sq ft / 233 sq m

Garage = 578 sq ft / 53.6 sq m

Total = 3087 sq ft / 286.6 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 (IPMS2 Residential). ©richecom 2024. Produced for Beaumont Jones Estate Agents Ltd. REF: 1191735.

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