



Cove Cottages | | Portland | DT5 1JJ

**£375,000**

BEAUMONT  JONES



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**Portland | DT5 1JJ**  
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We are delighted to bring to the market this modern yet characterful and charming three bedroom cottage located on an elevated position which makes for spectacular views over Chesil Beach and out to sea. No stone has been left unturned with the modernising of this cottage that dates back to 1800's making this a perfect family home or investment.

- Charming Double Fronted Cottage
- Deceptively Spacious Accommodation Throughout
- Currently Set up as a Successful Holiday Let
- Large Rear Garden and Courtyard Garden
- Spectacular Views over Chesil Beach and Out to Sea
- Perfectly Positioned for The National Sailing Academy

**Full Description**

**Accommodation**

Entrance to this beautiful property is via the UPVC door which leads into the inner hall with stairs leading to the first floor and doors leading to the ground floor accommodation. The dining room has two double glazed front aspect windows with views over Chesil Beach, built in storage around the fire place, wall mounted radiator, hanging ceiling lights, this room was previously used as bedroom showing the versatility this property offers. The newly fitted shaker style kitchen/ breakfast room is fully equipped with integral appliances





Charming cottage with characterful features which has been modernised throughout including a newly fitted kitchen, bathroom with walk in shower and beautifully decorated throughout.



which consist of fridge, freezer, dishwasher, oven with hob and extractor fan over, sink with mixer tap and space for a washing machine. Three storage cupboards one of which houses the combination boiler, breakfast bar and sofa/dining area. There are doors leading to the courtyard garden as well as the bathroom/shower room. The newly fitted shower room is fully tiled around with WC and wash hand basin in vanity unit with built in storage, heated towel rail, walk in shower cubicle.

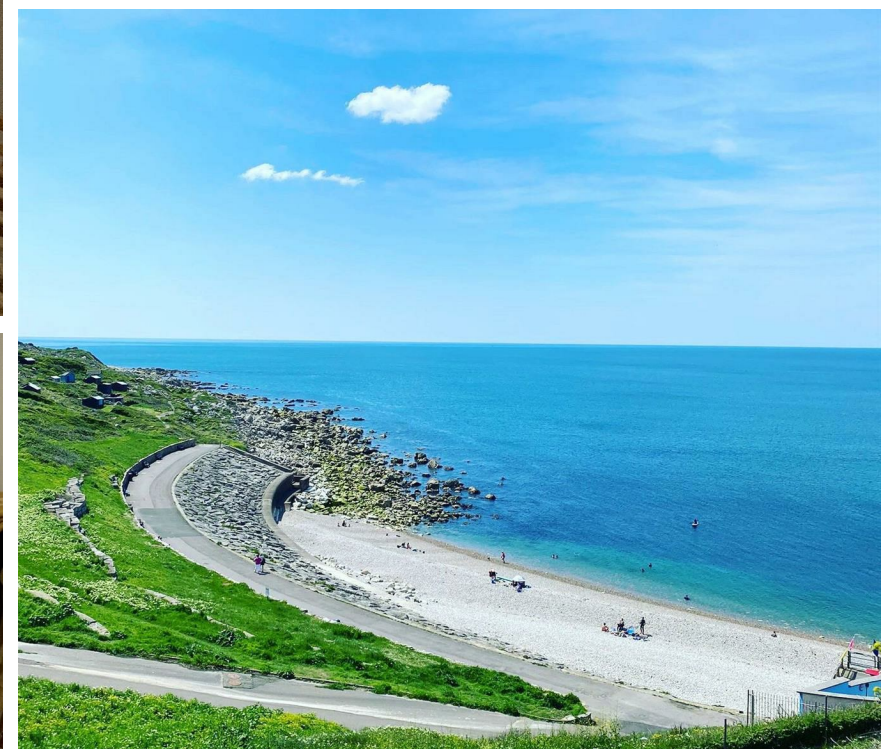
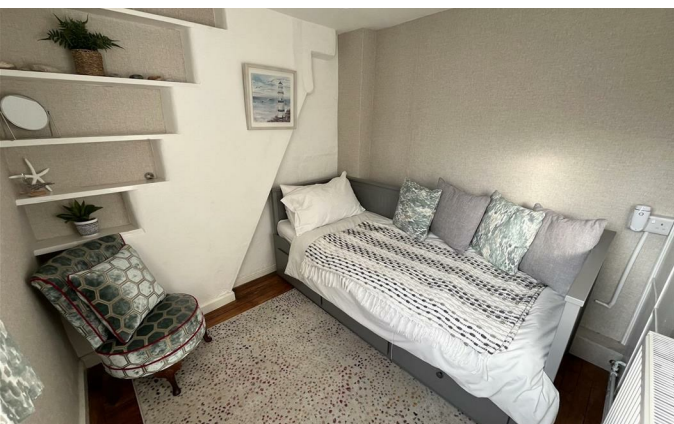
Returning to the stairs which rise to the first floor landing where further accommodation can be found, the spacious living room is a charming room with a feature fire place, solid wooden floors, exposed Portland stone, two front aspect double glazed windows with sitting space to take in the views of Chesil Beach and out to sea. From the landing bedroom three can be found which is a good sized single with a rear aspect double glazed window and wall mounted radiator. The cloakroom is fully tiled and comprises of a rear aspect double glazed window, low level WC and a hand wash basin.

Stairs lead to the third floor landing which is currently set up with a day bed and storage around, this space has the potential for an office/snug. Rear aspect double glazed window and loft access via loft hatch. Doors lead to the master bedroom which is a double and has a wall mounted radiator, exposed Portland stone, tilt and turn windows offering great sea views. Bedroom two is also a double with plenty of space for bedroom furniture, wall mounted radiator and a tilt and turn window with sea views.

Outside the courtyard garden is hard standing for low maintenance, outside tap and gate leading to further rear garden. Pathway with stairs rise to a hidden sun trap garden which is Portland stone wall enclosed, laid to lawn, mature shrubs and trees bordering, patio area for table and chairs, shingled flower bed and space for a shed. The vendor informs us a neighbouring property has right of way over the









pathway through the garden to access their house as well as a shared entrance from the street.

This property is located in Cove Cottages which is a lovely characterful terrace of similar cottages. Set within walking distance to the beach with the National Sailing Academy (venue for 2012 Olympic sailing events) and the stylish Portland Marina with café and bar also being nearby. There is a selection of both pebbled and sandy small cove beaches in the area ideal for sailing and water sports, including Portland Harbour which is a favoured spot for windsurfers. In Fortuneswell you will find a selection of well-serviced shops along with an excellent bus route connecting you to Weymouth. There is on road parking on a connecting road which is High Street and also a car park located very closely in Brandy Row.

Rating Authority: - Dorset (Weymouth & Portland) Council.  
Currently on Business Rates however was previously banded as a B. 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.

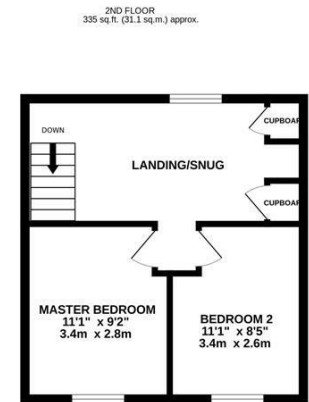
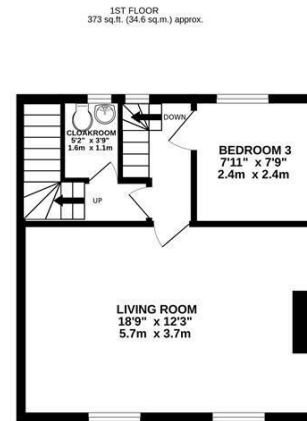
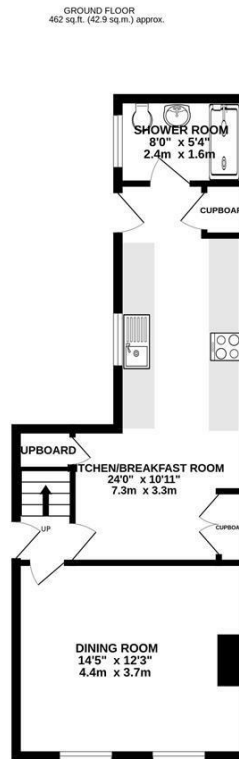


Outstanding views over Chesil Beach and out to sea from each of the three floors.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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	



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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