



Castletown | | Portland | DT5 1BD

**Offers Over £435,000**

BEAUMONT  JONES



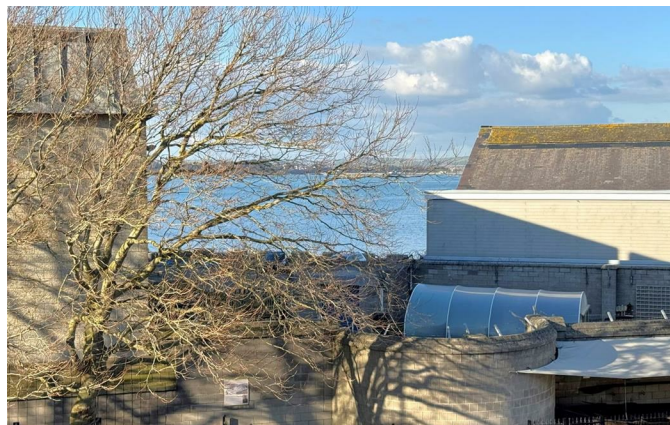
## Castletown | Portland | DT5 1BD Offers Over £435,000

A rare opportunity has arisen to purchase a unique and well-presented five bedroom detached town house with some sea views, integral garage and off road parking within Castletown, Portland. Known as Barbary House, built in 2001 by a local and well regarded developer the property offers an abundance of living space throughout. The property is set over three floors offering downstairs living accommodation, spacious living/dining room with access out onto a veranda, beautiful modern kitchen, bathroom to each floor, utility room, beautiful tropical style terraced garden and owned solar panels. Viewing of this wonderful and spacious home must be viewed to to be fully appreciated.

- Well-Presented Five Bedroom Detached Town House
- Integral Garage & off Road Parking
- Set Over Three Floors With Ground Floor Living Accommodation
- Tropical Style Terraced Garden
- Bathroom to Each Floor
- Spacious Living/Dining Room With A Veranda
- Beautiful Modern Kitchen
- Owned Solar Panels
- Abundance of Living Space Throughout
- Some Sea Views

### Full Description

Entrance into this beautiful unique home is via a front aspect double glazed composite door leading into an entrance lobby with a wooden glazed door leading through to a welcoming hallway with stairs rising to the first floor and doors leading through to the ground floor accommodation. Bedroom two is a generous sized double offering a front aspect double glazed boxed bay sash window. Bedroom three is a further double offering a rear aspect double glazed window overlooking the rear garden. The utility room could easily be turned into a secondary kitchen to offer self-contained living to the ground floor, this room offers a side aspect double glazed door leading out onto the rear garden, rear aspect double glazed window, base level units with work surfaces over, sink unit, space and plumbing for a washing machine and a wall mounted gas boiler. The shower





This unique and well-presented detached home was built in 2001 by a local and well regarded developer.



room has a modern suite including a double shower cubicle with a wall mounted mixer shower system, low level WC, wash hand basin and a rear aspect double glazed window. The integral garage is larger than average with an electric up and over door, power points, lighting and wall mounted control panels for the solar panels.

The first floor offers a spacious landing with stairs rising to the second floor, side aspect double glazed sash window, built in airing cupboard and doors lead through to the living/dining room, kitchen, bedroom five and family bathroom. Double wooden doors open into a spacious living/dining room with two front aspect double glazed sash windows, front aspect double glazed door leads out onto a decked veranda enjoying far reaching sea views, wood burning stove and plenty of space for furniture and a large table and chairs. The beautiful and modernised kitchen comprises base level units with work surfaces over, integral oven, integral microwave oven, induction hob with extractor hood over, integrated dishwasher and full size fridge and two rear aspect double glazed windows overlooking the tropical style terraced garden. Bedroom five is a good sized single and currently being used as a home office with a rear aspect double glazed window overlooking the rear garden. The family bathroom offers a modern suite including a panel enclosed bath with shower attachment, low level WC, wash hand basin and a side aspect double glazed window.

The second floors offers a further spacious landing with a side aspect double glazed sash window, loft access via a hatch and doors lead through to the master bedroom, bedroom four and modern shower room. The master bedroom is a generous sized double offering dual aspect double glazed windows, fitted sliding door wardrobes and a built in cupboard/wardrobe. Bedroom four is a further double offering a front aspect double glazed window enjoying sea views. The shower room has a wet room style shower with a wall mounted mixer shower system, low level WC, wash hand basin, underfloor heating and a rear aspect double glazed window overlooking the rear garden.

Agents Note: There are 10 solar panels owned with the house with a 8.5kw battery.

Outside offers a beautiful tropical style terraced rear garden with a large patio area, various planted shrubs and trees including a banana tree. There is a pergola decking area at the top of the garden to enjoy the evening sun. There are stepping logs with fitted solar lights. Gated side access leads to the front of the







property which provides a driveway for off road parking for one/two vehicles.

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 E.

Services: - Gas central heating. Mains electric, water & 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.



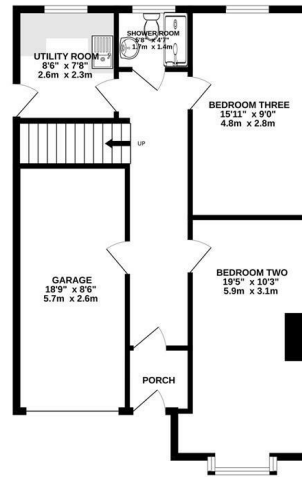
The property offers an abundance of living space throughout including ground floor living accommodation.



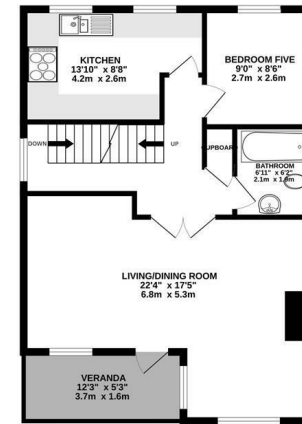


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            |           |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 72                         | 73        |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

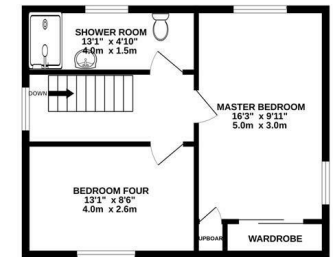
GROUND FLOOR  
722 sq.ft. (67.1 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.7 sq.m.) approx.



2ND FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 1785 sq.ft. (165.9 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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