



Newtons Road | Rodwell | Weymouth | DT4 8US

**Guide Price £675,000**

BEAUMONT  JONES



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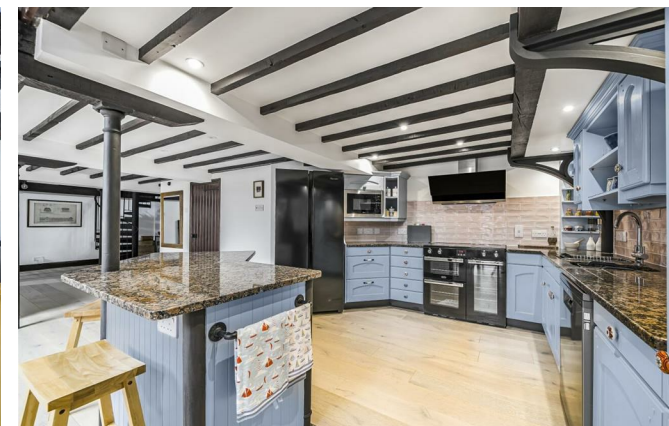
We are delighted to offer this charming Grade II listed Malthouse conversion, complete with a potential annexe to the ground floor, named 'The Nest', four bedrooms (master en-suite), beautiful open-plan living space with vaulted ceiling & beams as well as a further mezzanine/galleried area. Beautiful landscaped rear garden with a raised deck, allocated off-road parking & plenty of further visitors parking.

- Grade II Listed Converted Malthouse
- Beautiful Open-Plan Living/Dining Space & Kitchen
- Annexe Area to the Ground Floor
- Discreet Internal Lift from Ground to First Floor
- Impressive Vaulted Ceiling & Timber Beams
- Further Mezzanine/Galleried Area
- Allocated Off-Road Parking Space & Ample Visitors Parking
- No Forward Chain

### Full Description

#### Accommodation

This charming and characterful converted Malthouse is immaculately presented, offering spacious accommodation arranged over three floors, this property would make a very special permanent or additional home, all within close proximity to Newtons Cove, Hope Square and Weymouth Harbour. Entrance to the property is via the wooden front door into the welcoming hall. On entrance, you have first glimpse of the character and charm this property offers with vaulted ceilings to the first floor and exposed beams. The entrance hall is an impressive size and provides access to the accommodation on





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the ground floor along with stairs or lift access to the first floor. Double doors open into 'The Nest', this would make an excellent annexe for a relative, potential income stream or just extended living accommodation to the main house. There is an inviting generous-sized living area with door into the garden. Doors lead from the living area to a kitchenette, beautifully appointed shower room and generous-sized double bedroom overlooking the garden. Also accessed from the hallway is the utility room and a further impressive double bedroom (ideal for guests) with a front-aspect window and generous built-in wardrobes and storage to one side of the room.

The first floor open-plan living space is a delightful area, where you appreciate the full charm of this stunning property. There is plenty of space for living & dining furniture and plenty of light from the front aspect and additional Velux windows. The fitted kitchen, with solid wooden wall and base units painted in 'Lulworth Blue', offer ample storage and worktop space, the American style fridge/freezer, cooker and dishwasher are freestanding but included in the sale. The island unit offers separation from the dining area and useful breakfast bar area. An inner hallway leads to the spacious master bedroom with double built-in wardrobes and a modern en-suite shower room, a further double bedroom with fitted wardrobe and stylish family bathroom. The second floor is accessed by a spiral staircase to a spacious mezzanine/galleried sitting room, an ideal secondary reception room/snug and access to a useful store room.

#### Outside

To the front of the property there is shared access to the development with one allocated parking space directly outside the property. There are a further three visitors parking spaces. The pretty frontage includes a private gravelled garden offering space for a table & chairs. There is also a shed in the front garden with an electricity supply offering potential for an EV charging point. The rear garden is accessed from the ground floor and is beautifully landscaped. This good size courtyard is very private and could easily accommodate a gathering with room for a seating area and space for potted plants. There is a raised deck to ensure you enjoy the last of the sunshine with useful enclosed







storage underneath. There is also an outside tap & electricity point.

#### Location

Centrally located with all of Weymouth's picturesque destinations nearby. On your doorstep is Newtons Cove and the pretty Nothe Gardens with open space and wonderful walks. Newtons Cove is great for swimming with further green areas offering a quieter spot to enjoy the coast. Just a short level stroll away is Weymouth Harbourside and vibrant Hope Square with its iconic brewery building and a choice of bistros, restaurants and pubs. Weymouth Esplanade and beach is just a short walk from the property and boasts an award-winning sandy beach adjacent to the town centre, which enjoys a good variety of shops.

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

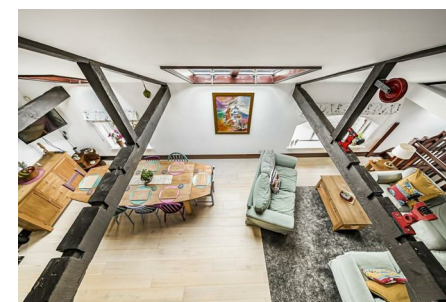
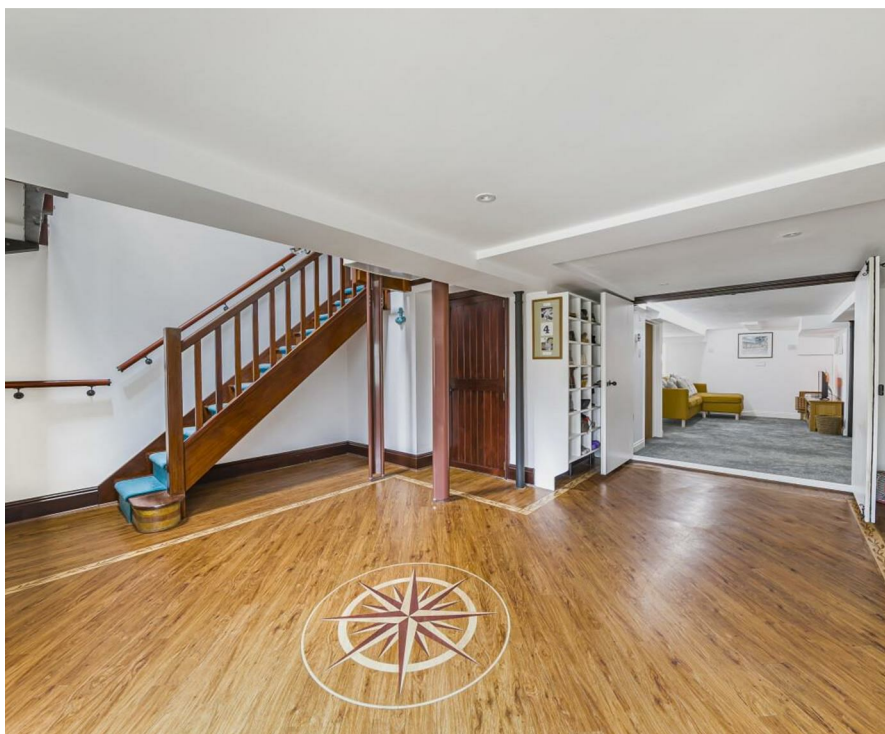
Services: - Gas central heating. Mains electric & drainage.

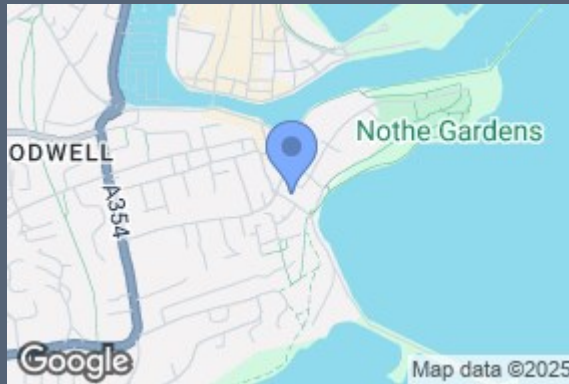
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

We value more than your property

## Newtons Road, Weymouth, DT4

Approximate Area = 2749 sq ft / 255.3 sq m (excludes void)

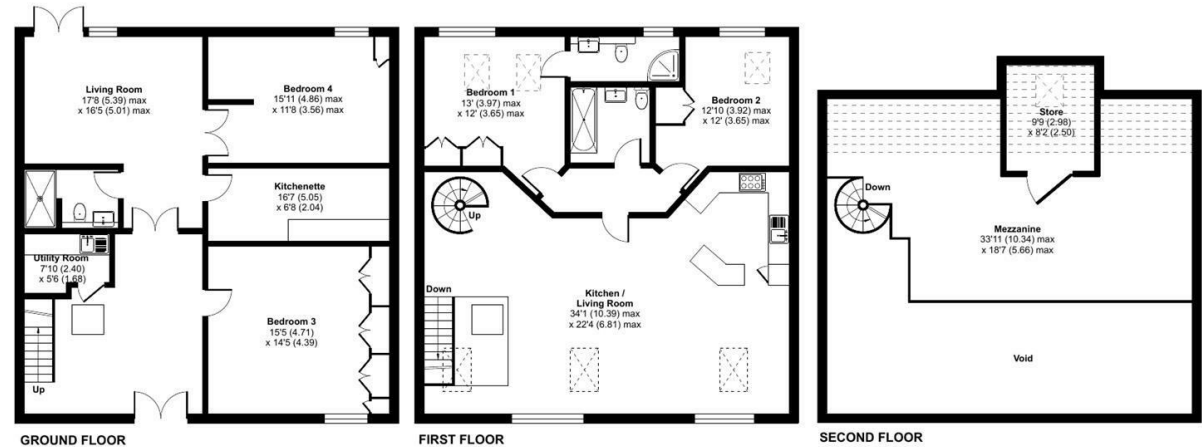
Limited Use Area(s) = 191 sq ft / 17.7 sq m

Total = 2940 sq ft / 273 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Beaumont Jones Estate Agents Ltd. REF: 1264933

33 St Thomas Street  
Weymouth  
Dorset  
DT4 8EJ  
01305 787434  
sales@beaumontjones.co.uk  
www.beaumontjones.co.uk