



Instinct Guides You



Church Street, Weymouth, DT3 5QB £1,250,000

- Substantial Cottage
- Additional Detached Bungalow
- Award Winning Stunning Grounds In Excess of An Acre
- Triple Garaging
- Two Ensuite Facilities
- Four Reception Rooms
- No Onward Chain
- Idyllic Setting
- Large Conservatory
- Bounded By The River Wey



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A charming Grade II Listed FOUR DOUBLE BEDROOM cottage with ADDITIONAL DETACHED BUNGALOW and TRIPLE GARAGE in one of the most sought-after locations in the quaint village of UPWEY. With a unique RIVERSIDE SETTING by the tranquil River Wey, this exquisite property, aptly named Island Cottage, offers a rare chance to acquire a piece of history set within approximately 1.20 acres of beautifully landscaped gardens.

The estate provides an opportunity for multi-generational living or as an income source via the separate bungalow, suitable for short-term or holiday rentals.

Island Cottage masterfully blends historic allure featuring spacious rooms with a wealth of period details such as captivating fireplaces, refined secondary glazed windows, & exposed beams. The ground floor comprises three large reception rooms, a kitchen/breakfast room equipped with a comprehensive array of units, worktops, a breakfast bar, & built-in appliances, including a fridge-freezer, double oven, microwave, & induction hob. Additionally, there is a private study, a large conservatory, a cloakroom, & a utility room.

The first floor hosts four substantial double bedrooms. The main two bedrooms come with built-in wardrobes & the benefit of en-suite facilities, while a family bathroom serves the remaining bedrooms.

Nestled to the north is an additional detached bungalow featuring a living room, kitchen/dining area, two bedrooms, and a bathroom. An adjoining triple garage with additional storage & a WC offers extensive space for parking and storage.

The grounds of Island Cottage are simply stunning, with their manicured lawns, sun terraces, abundant flower beds, & mature shrubbery. Various trees provide shade & a peaceful setting. The gentle course of the River Wey winding through the garden adds to the tranquil atmosphere with its soothing presence. A hidden gem awaits: a timber-built BBQ hut, perfect for entertaining and enjoying the scenic surroundings, alongside a Victorian greenhouse.

A charming Grade II Listed cottage is tucked away in one of the most sought-after locations in the scenic village of Upwey. Boasting a unique riverside setting by the tranquil River Wey, this exquisite property, aptly named Island Cottage, offers a rare chance to acquire a piece of history set within approximately 1.30 acres of beautifully landscaped gardens.

The estate provides an opportunity for multi-generational living or as an income source via the separate bungalow/annexe, suitable for short-term or holiday rentals.

This magnificent residence perfectly blends historical allure with contemporary amenities, featuring well-sized rooms adorned with a wealth of period details such as captivating fireplaces, refined secondary glazed windows, and exposed wooden beams. The ground floor of Island Cottage comprises three ample reception rooms, a kitchen/breakfast room equipped with a comprehensive array of units, worktops, a breakfast bar, and built-in appliances, including a fridge-freezer, double oven, microwave, and induction hob. Additionally, there is a private study, a garden room, a cloakroom, and a boot room.

The first floor hosts four spacious double bedrooms. The master and two guest bedrooms come with built-in wardrobes and the benefit of en-suite facilities, while a family bathroom serves the remaining bedroom.

Nestled to the north is a detached bungalow featuring a living room, kitchen/dining room, two bedrooms, and a bathroom. An adjoining triple garage with additional storage and WC offers extensive space for vehicles and storage.

The grounds of Island Cottage are especially noteworthy, with their manicured lawns, inviting sun terraces, abundant floral beds, and mature shrubbery. A variety of trees provide shade and a peaceful atmosphere. The gentle course of the River Wey winding through the garden adds to the tranquil ambiance, creating a

Sitting Room 22'4" x 15'8" (6.83 x 4.78)

Dining Room 16'2" x 13'5" (4.93 x 4.09)

Snug 16'0" x 14'2" (4.88 x 4.32)

Study 8'0" x 7'1" (2.44 x 2.16)

Kitchen/Diner 22'0" x 13'3" (6.73 x 4.06)

Conservatory 22'4" x 17'5" (6.81 x 5.33)

Bedroom One 16'11" x 15'5" (5.18 x 4.72)

Bedroom Two 16'2" x 15'7"b (4.93 x 4.75b)

Bedroom Three/Games Room 21'9" x 13'5" (6.65 x 4.09)

Bedroom Four 13'5" x 12'4" (4.11 x 3.76)

Bungalow

Sitting Room 16'9" x 11'10" (5.11 x 3.61)

Kitchen/Diner 13'10" x 10'5" (4.22 x 3.18)

Bedroom One 12'7" x 11'3" (3.84 x 3.45)

Bedroom Two 11'6" x 9'4" (3.53 x 2.87)

Double Garage 27'7" x 19'10" (8.43 x 6.07)

Workshop 19'10" x 8'5" (6.05 x 2.59)

Agents Note

Please note that the bungalow is on a separate title with a separate council tax of band c





Church Street, Weymouth
Approximate Area = 3278 sq ft / 304.5 sq m
Garage = 732 sq ft / 68 sq m
Annexe = 800 sq ft / 74.3 sq m
Outbuildings = 52 sq ft / 4.8 sq m
Total = 4862 sq ft / 451.6 sq m
For identification only - Not to scale



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

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

