



Instinct Guides You



Bowleaze Coveway, Weymouth Guide Price £1,500,000

- Unique Refurbishment Opportunity
- Beautiful Sea/Nature Reserve Views
- 7 Bedrooms - 7 Bathrooms
- Private Residence Set Back From Road
- Potential Development Subject To Planning/Permissions
- Four Receptions Rooms
- Versatile Accommodation Annex Potential
- Loft Space Divided Into Three Boarded & Insulated
- Bowleaze Coveway, Close To Beach & Jurassic Coastline
- Permission is there To Extended Dining Room



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Wilson Tominey are delighted to offer a unique opportunity for refurbishment or development in the prestigious location of Bowleaze Coveaway, Weymouth. This substantial accommodation comprises 7 bedrooms & bathrooms, four reception rooms & two cloakrooms set amongst large grounds with beautiful views of the sea & nature reserve.

The property has a large secluded frontage with a driveway leading from the main road to a parking area suitable for several vehicles. The front elevation has attractive symmetry however, it does not show off the scale and depth of the property.

Inside the home has a wonderful flow as rooms revolve around a central living room. The ground floor comprises four reception rooms; entrance lobby, dining room, sitting room & lounge offering ample space to entertain & excellent for family living.

The kitchen is substantial & incorporates a dining area. A ground-floor bedroom that can act as an annexe inside the home to a second utility kitchen & bathroom offering further longevity.

The footprint of the home is so large there are two sets of stairs, the rear staircase is wonderfully bright thanks to two skylights which offer convenience to the first floor from any part of the home.

Rising to the first floor the theme of generous proportions continues with six bedrooms all benefitting en-suites. Three front-facing bedrooms offer beautiful far-reaching views of the surrounding landscape including the nature reserve, Portland & harbour and Weymouth's beautiful curved bay.

The grounds equal roughly a quarter of an acre and subject to the correct planning the plot offers a substantial family residence or development plot that the vendor has previously investigated. The home enjoys the best of both worlds; secluded and set back from the main road but not detracting from the views.

The rear garden is generous and has a range of established trees and shrubs creating a green, diverse plot. The plot includes outbuildings.

Room Dimensions

Entrance Lobby 14'10" x 12'7" (4.54 x 3.86)

Sitting Room 17'9" x 15'3" (5.42 x 4.65)

Dining Room 15'7" x 13'1" + alcove (4.75 x 4.01 + alcove)

Living Room 16'6" max x 12'8" max (5.05 max x 3.87 max)

Utility Kitchen 12'11" x 8'5" (3.94 x 2.58)

Conservatory 20'6" x 13'8" > 6'3" (6.27 x 4.19 > 1.92)

Ground Floor Bedroom 12'2" x 9'10" (3.72 x 3.01)

Ground Floor Bathroom (Assisted) 8'7" max x 7'5" max (2.62 max x 2.28 max)

Kitchen 20'3" x 11'0" (6.18 x 3.36)

Utility Room 7'5" x 7'1" (2.27 x 2.17)

Bedroom One 13'5" x 12'10" (4.11 x 3.93)

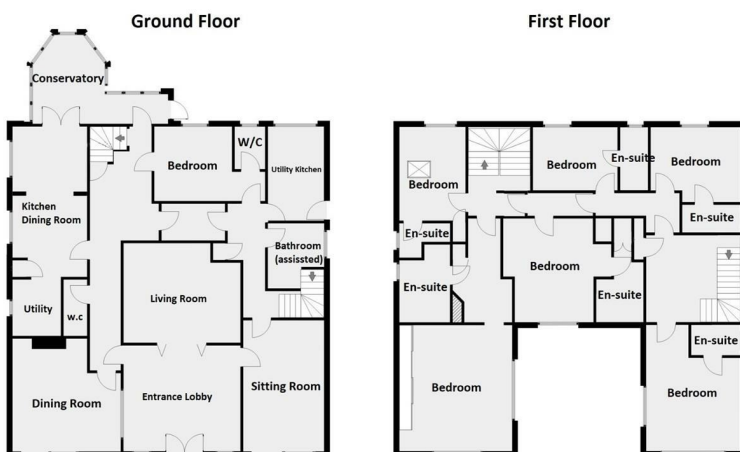
Bedroom Two 15'3" x 14'9" (4.66 x 4.52)

Bedroom Three 15'2" x 10'3" (4.64 x 3.14)

Bedroom Four (Centre Room) 12'8" max x 12'2" max (3.88 max x 3.71 max)

Bedroom Five 9'9" x 9'7" (2.99 x 2.94)

Bedroom Six 12'1" x 11'7" (3.70 x 3.55)



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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	

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