



Old Castle Road
Weymouth





Set within a conservation area, this substantial Victorian family home with outstanding panoramic sea views over Portland Harbour and large garden plot, is located in the coastal town of Weymouth and offers versatile accommodation spread across a three-storey house, three-bedroom annexe with roof terrace and separate building, currently set up as two, two-bedroom flats with Airbnb potential (subject to necessary consents). In its entirety, there are 16 bedrooms, 10 bathrooms/shower rooms and 7 reception rooms, a study, three utility areas and a boot room. There is also direct access to the beach from the house, a double garage, inground pool and ample off-road parking. EPC rating E.

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour, sandy beaches, historic Nothe Fort and superb National Sailing Academy attracts numerous visitors each year. Weymouth is home to several nature reserves and a wealth of amenities, including schools, doctors, dentist, library, and supermarkets. The town hosts an exciting and varied year-round events programme including the Seafood Festival, Beech Motorcross, Quayside Music Festival, Summerfest Music Festival and annual carnival. As result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths. There are regular bus services to Weymouth town centre and neighbouring towns and a mainline trainline to Bristol Temple Meads and London Waterloo.



In the main house, front access is through a porch area, creating an ideal space to decant outdoor wear. In the house there are three reception rooms, all spacious in size and with central fireplaces. There is also a study

Also located on the ground floor is a WC, kitchen/Breakfast room and separate utility room. The kitchen is fitted with a range of neutral wall and base level units, tiled splashback and wooden flooring throughout. Integral appliances include a fridge and dishwasher. There is a free-standing double range cooker and a wonderful view of the sea.

To the first floor, there are four double bedrooms, all with en-suite facilities. Bedroom one additionally benefits from a dressing room with ample fitted storage options.

Situated on the second floor, are the remaining five bedrooms and two-family shower rooms. Four of the bedrooms are double in size and there is one-good size single room.

The three-bedroom annexe is spread across two floors, with ground floor accommodation comprising a side aspect sitting room, breakfast room with utility area and kitchen with additional utility area. There is also one bedroom on the ground floor with en-suite shower room and two to the first floor with family bathroom. A balcony is also offered off the first floor of the annexe, with fabulous sea views.

The two flats, situated to the rear of the main property lend itself to a means of investment with two bedrooms per flat, their own access and parking and benefitting from beach views. Off the ground floor flat there is a pool pump/changing room.

Externally, the property enjoys an attractive and large garden plot, which extends to the side and rear. The garden is predominantly laid to lawn with an area of paving surrounding the inground swimming pool. There are stunning sea views from all angles of the garden, a double garage, off-road parking and summer house with attached separate WC.



Agents Notes:

Please note some pictures were taken during the summer months.

There is a Right of Way to maintain a sewer which runs under the garden of the property.

The Deed Of Grant stipulates that the owner is liable for one tenth part of the cost or repairing, maintaing and renewing the access to the beach.

We have been advised there is Japanese Knotweed, to the bottom of the slope at the property. Steps are being taken to treat this.

Services:

Mains electricity, gas, water and drainage are connected. Gas fired central heating.

Local Authorities:

Dorset Council
County Hall
Colliton Park Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band for the main house is G, for the two flats is A and the Annexe is C.

Flood Risk:

Zone 1

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Approximate Area = 5798 sq ft / 538.6 sq m (Includes Annexe / Garage And Excludes Pool Pump / Changing Room)

Limited Use Area(s) = 84 sq ft / 7.8 sq m

Flat = 972 sq ft / 90.3 sq m

Outbuilding = 213 sq ft / 19.8 sq m

Total = 7067 sq ft / 656.5 sq m



Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.