





Offered with no forward chain, and located on the outskirts of Weymouth in Coldharbour, is this beautifully presented, detached barn conversion. Offering single-level accommodation including a spacious open-plan kitchen/reception room, two double bedrooms, and a modern family bathroom, this lovely property receives an abundance of natural light throughout. Externally, there is a substantial wrap-around garden and generous driveway providing ample space and parking. Far-reaching views add to the sense of peace and charm. The property is subject to a restriction permitting use solely as a holiday home / investment property. EPC Rating D.

Nearby Chickerell is a charming town nestled just outside Weymouth in Dorset, offering a blend of community spirit and convenience. The area boasts a local shop, welcoming pubs, and a well-maintained park. The Fleet is nearby offering a beautiful coastal walk and Willowbed Hall, a focal point for local events and gatherings, is within close proximity. Nearby Weymouth with its beautiful sandy beach and iconic harbourside offers a plethora of further amenities. The UNESCO Jurassic Coastline is 3 miles away and home to a plethora of coastal and countryside walks offering breathtaking views. There are many tourist attractions including Monkey World, Abbotsbury Swannery and the sub-tropical gardens, and Bovington Tank Museum. Nearby towns and villages offer further points of interest including Portland and the National Sailing Academy, the County Town of Dorchester, the town of Thomas Hardy, Roman relics and the re-developed Brewery Square.



Accessed via a shared track leading to a private gated driveway, this attractive stone-built property, with slate roof, combines traditional charm and modern comfort. Inside, generously sized wood-effect windows fill the space with natural light, while stylish details such as decorative beams and Lamona wooden flooring create a cohesive, welcoming feel.

At the heart of the home is a spacious open-plan kitchen and reception area, ideal for modern living and entertaining. The reception room features an elegant electric fireplace and large south-facing windows with double doors opening onto the garden. The well-equipped kitchen also offers garden access and includes integrated electric oven and four ring hob with extractor hood over, a range of wall and base-level units, finished with wooden doors, and space for freestanding white goods. The hallway offers access to two well-proportioned bedrooms, both tastefully decorated in calming tones with neutral toned carpets and enjoy pleasant front or rear aspects. The spacious bathroom includes a freestanding tub, corner shower, and sleek vanity unit, all set against stylish flooring and part wall panelling adding character and charm. There is low energy lighting at all fixed outlets.

Outside, the extensive wraparound garden offers manicured lawns and a peaceful, secluded seating area surrounded by mature trees, perfect for enjoying the stunning views.

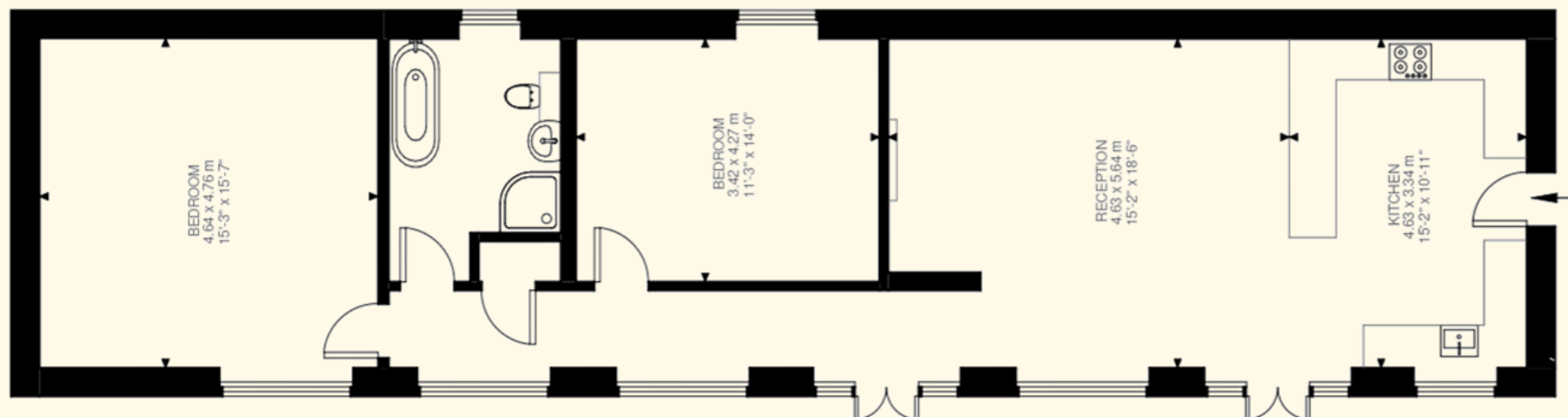


Coldharbour, DT3

Approximate Gross Internal Area
99.48 SQ.M / 1071 SQ.FT

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.

Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Services:

Mains electricity, water and drainage are connected.
Heating: Electric economy 7 night storage heaters.

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

There is no current council tax band.

The property is currently subject to business rates; however, Small Business Rate Relief is in effect, so no charges are presently payable.

Stamp duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro>

Agents Notes:

There is a Right of Way over the strip of land from the highway to the property.

Approval has been granted for a Battery Energy Storage System in Chickerell.

<https://chickerellstorage.co.uk/>

The property can only be used as a holiday home.

Broadband and Mobile Service:

At the time of the listing, standard and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>