

The Old Manor House Radipole, Weymouth, Dorset, DT3 5HS





Featuring:

Reception Hall / Sitting Room / Dining Room / Kitchen / Snug Cloakroom / Laundry Room / Boiler Room / Butlers Pantry Master bedroom suite with mezzanine, dressing room and bathroom Five further bedrooms / Office / Two family bathrooms / WC Attached one bedroom annexe with kitchen, sitting room and shower room.

Gated entrance / Gravelled parking area / Landscaped gardens
Wildflower meadow / Two stone patios / Greenhouse
Covered storage / Triple garage / Coach house with double garage,
Workshop and covered parking for three cars. Large storage space above.

















The Old Manor House is an impressive Grade II* listed Manor House that has been carefully restored and continuously maintained by the current owners to create a magnificent family home boasting over 5000 sq ft of living space plus an adjoining annexe of approximately 500 sq ft. Great sensitivity has been employed to maintain authenticity and preserve a wealth of original features including mullioned windows, high ceilings, flagstone flooring and exposed beams.

Originally owned by Cerne Abbey, it is believed that the oldest part of the house began life as a priest's house or an abbey grange. Humphrey Watkins of Holwell was granted the manor by Henry VIII in 1540, with Elizabeth I granting him the property for life in 1560, with the right to leave it to his heirs. The property was altered and extended around 1580 by his son Richard, whose initials 'R.W' can still be seen on the porch above the doorway.

Entrance to this impressive property is gained via a welcoming hallway that incorporates and celebrates the property's original features including its high ceilings, exposed beams, flagstone flooring and stone archways. The kitchen is presented in a traditional farmhouse style and boasts a Rangemaster gas cooker and integrated dishwasher. Beyond the kitchen is the Butlers Pantry, with fitted sink and storage. There is also a laundry and boiler room with drying racks.





There are three spacious reception rooms, all enjoying a traditional feel and period features. The dining room and snug afford original flagstone flooring, exposed beams and feature fireplaces that house decorative wood burning stoves.

Adjoining the main house is an annexe that offers living versatility and provides excellent income potential if desired. The annexe has a sitting room, kitchen, with integrated dishwasher and electric oven, a double bedroom and a shower room. Access to a rear patio can be gained via both the sitting room and the kitchen.

External Features – The property is accessed via a secure, gated entrance opening to a gravelled driveway. The delightful and secluded gardens offer a high level of privacy and are well landscaped with mature trees and shrubs that compliment the home perfectly. There is a greenhouse in the main grounds and to the rear of the property is a perfectly positioned patio surrounded by a wildflower meadow which has been designed to create a true haven for wildlife and birds. The grounds to the property are approximately 1.1 acres.

Outbuildings - There are a several outbuildings at the property including a triple garage and a large covered storage space. In addition, there is a former coach house, an attractive stone building that provides a generous workshop space, a double garage and covered parking for three cars with two large storage rooms above.



comprising dual wash hand basins, a freestanding bath and a walk in shower. There are two further double bedrooms and a single bedroom situated on the second floor together with a family bathroom and a generous office space.



Situation

The Old Manor House is situated adjacent to St Ann's Church in the popular Radipole area, Weymouth. 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 and sandy beaches attract numerous visitors and in 2012 it was the venue for the London 2012 sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to many beauty spots, nature reserves and a wealth of amenities.

Services

Mains electricity, gas, water and drainage are connected. Broadband and satellite are available also. Full alarm and CCTV system.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is H

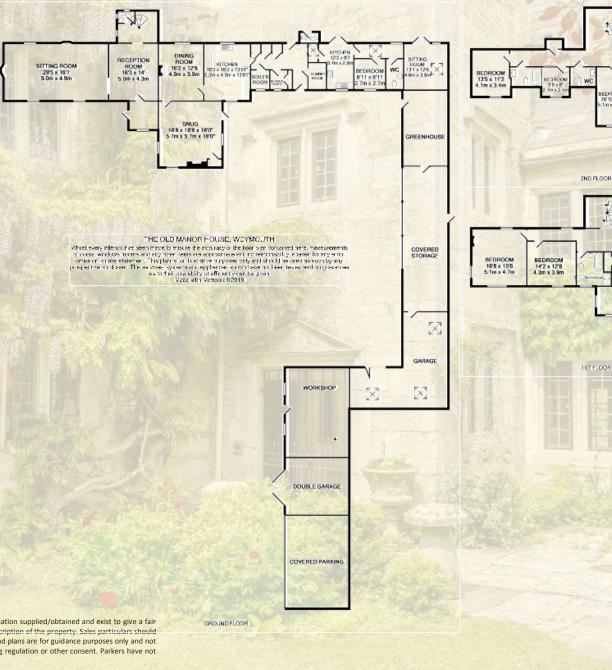
Viewings

Strictly by appointment through sole agents Parkers Property Consultants and Valuers Ltd.



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QUIBUILDINGS - 1ST-FLODE

MASTER BEDROOM

19" x 18"2 5.8m x 5.5m