



AUSTIN  
ESTATE AGENTS

## Cemetery Lodge

Newstead Lodge

Weymouth

Dorset

DT4 0DU

**Offers Over £415,000**

### SUMMARY

- Bespoke Detached Residence
- Amazing Character Features Throughout
- Four / Five Bedrooms
- Lounge & Separate Dining Room
- Contemporary Kitchen / Diner
- Separate Utility Room
- Family Bathroom, Ground Floor Shower Room & En-Suite Shower Room
- Integral Garage & Off Road Parking
- Attractive Rear Garden
- Wholly Owned Solar Panels





## SUMMARY OF ACCOMMODATION

### GROUND FLOOR

**Entrance Porch** 4' 6" x 6' 6" (1.37m x 1.97m)

**Lounge** 12' 5" x 15' 2" (3.78m x 4.62m)

### Inner Hallway

**Bedroom** 12' 10" x 11' 8" (3.91m x 3.56m)

**Dining Room** 9' 3" x 13' 7" (2.82m x 4.13m)

**Kitchen** 12' 6" x 16' 8" (3.81m x 5.08m)

**Utility Room** 9' 1" x 6' 0" (2.76m x 1.84m)

### Shower Room

### FIRST FLOOR

#### First Floor Landing

**Bedroom** 11' 3" x 10' 4" (3.43m x 3.16m)

**En Suite Shower Room** 7' 7" x 3' 4" (2.31m x 1.01m)

### Dressing Room

**Bedroom** 14' 6" x 17' 1" (4.42m x 5.21m)

**Bedroom** 9' 6" x 13' 9" (2.90m x 4.19m)

**Bedroom** 9' 2" x 7' 7" (2.79m x 2.30m)

**Bathroom** 9' 7" x 6' 0" (2.91m x 1.84m)

### OUTSIDE

**Garage** 9' 1" x 14' 8" (2.78m x 4.48m)

**Rear Garden**

## THE PROPERTY

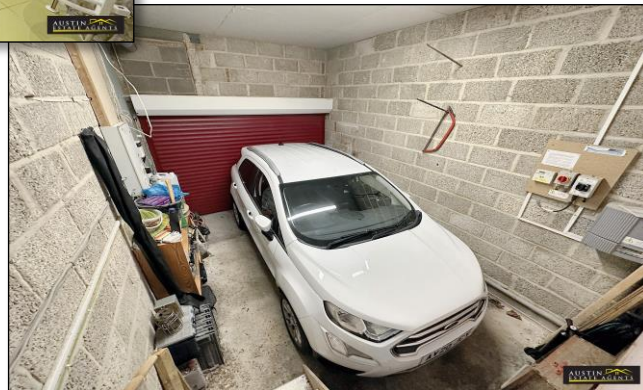
We are delighted to offer for sale Cemetery Lodge, a unique detached property, which has been extensively remodelled by the current owners into a comfortable residence with many bespoke character features adding to the property's appeal, including gothic style, mullioned windows and solid wood vaulted doors to some rooms alongside the modern comforts of double glazing and gas central heating. Externally the property benefits from off road parking, an integral garage and enclosed rear garden.

Access is gained into this amazing residence via an entrance porch with vaulted doors, ceilings and mullioned windows, naturally flowing into the lounge with solid wood flooring, front aspect mullioned bay window and feature fireplace with cast iron inset. A doorway at the rear leads into the first hallway with a solid oak, open staircase ascending to the first floor and doors to the ground floor bedroom and dining room. An opening leads to a secondary hallway with ample space for the storage of outdoor garments. The ground floor bedroom offers versatile use and could be used as an additional reception room or study. The dining room is a bright, airy room with dual aspect natural light from large double glazed windows and a door, slate flooring and ample space for a large family dining table as well as further furniture, perfect for more formal dining or entertaining.

The kitchen / diner features an extensive range of storage units, further enhanced by contrasting granite worktop surfaces, inset sink with instant hot water tap, integral five ring gas hob, double oven and microwave with space and plumbing for a dishwasher and American style fridge / freezer. There is ample space for a large dining table, ideal for informal family dining. This is a lovely light room from large double glazed side window and double opening French doors to the rear. A separate utility room accessed from the kitchen provides further matching storage units to the kitchen as well as space and plumbing for a washing machine and tumble dryer. From the utility room a door leads into the integral garage. Completing the accommodation on this floor is the ground floor shower room which contains a modern suite, comprising of a mains shower with a rainfall showerhead over a curved corner shower tray, hand basin and low level WC. Character is added by a solid stone wall.

On the first floor are four further bedrooms as well as a family bathroom and en-suite shower room. The bedrooms are all well proportioned, with the smallest bedroom accessed from the largest bedroom and would be ideal as a nursery or dressing room. The family bathroom is fitted with a modern suite comprising shaped panelled bath with mains shower, pedestal wash hand basin and low level WC. A stunning stone wall with mullioned mirrors is a beautiful feature of the room. The en-suite shower room comprises a large modern shower cubicle, wash hand basin and WC.





## The Property Cont'd / . . .

Externally, Cemetery Lodge, has a driveway leading to a larger than average garage with electric roller shutter door and extensive built in storage cupboards. To the rear is an enclosed garden which is predominately laid to lawn with pleasantly planted borders. The vendors informs us that they have six south facing PV solar panels, which reduce electricity bills and are contracted to provide an income for at least another ten years.

The property is situated in the popular location of Westham, close by to local shops, a supermarket and amenities including a bus route into the town centre. It is within comfortable walking distance of Weymouth Town Centre and the inner harbour. The Weymouth Relief Road is a short drive away, providing easy access to Dorchester and the A35.

For further information, or to make an appointment to view this bespoke property, please contact Austin Estate Agents.

### Owners Comments:

*Cemetery Lodge was built in the 1850s as accommodation for the cemetery keeper. Post war, it fell out of use and by the 1970s it was semi-derelict. It was probably the poor state of repair in the 1970s that saved the property from becoming listed.*

*The council sold it in 1979 and the new owner extended it and rented it out as 3 flats. We bought it at auction in 2010 and set about converting into a family home.*

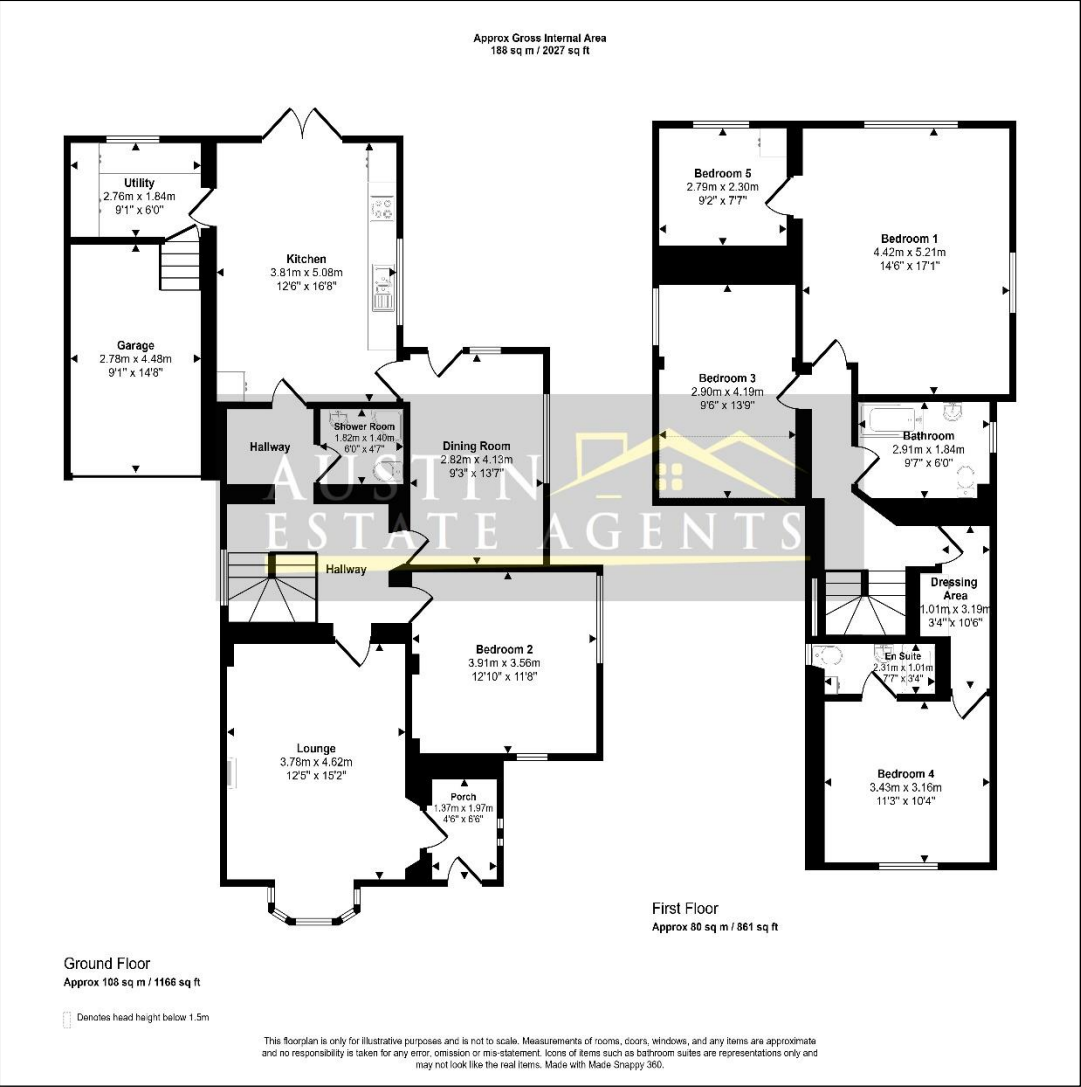
*Overall, we enjoyed renovating the property, choosing extras like an instant hot water tap, a remote-control garage door and real slate flooring. Some things were tougher; sourcing double glazing for the stone mullioned windows was a challenge, with one double glazing salesman advising us to buy some thicker jumpers! Eventually, we had to get windows imported.*

*The house has provided flexible accommodation over the years. In the early days, we used the ground floor bedroom for a series of lodgers to help pay for renovations. During lockdown when our adult daughters moved back home (one with a boyfriend in tow) they were able to have their own lounge upstairs and a separate bathroom. The location is perfect.*

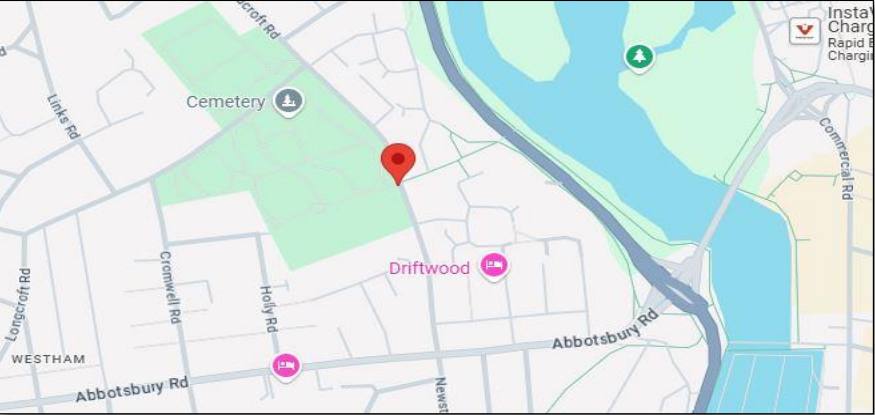
*The cemetery is effectively a park with dog walkers using it daily. The shops and the beach are a ten-minute walk away, which means we never take our car into town and we avoided constantly having to ferry the children about when they were younger.*



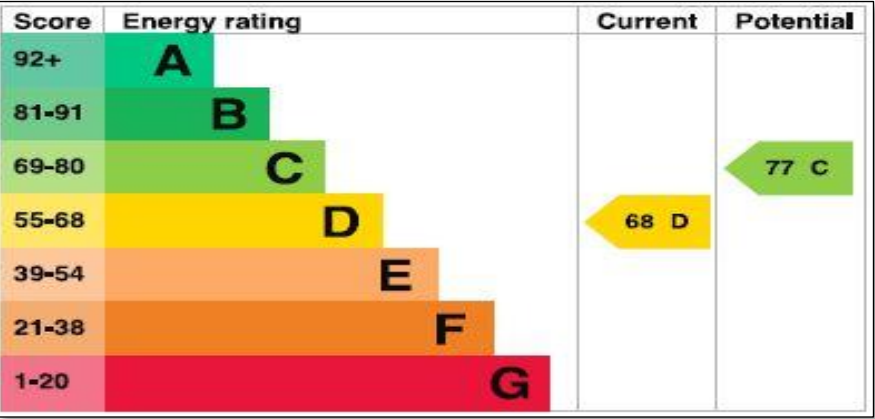
FLOORPLAN:



LOCATION:



EPC:



COUNCIL TAX RATING: D TENURE: Freehold

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MONEY LAUNDERING REGULATIONS 2003  
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.