



Kellaway Court
Hope Square | Weymouth



Kellaway Court, Hope Square, Weymouth, Dorset DT4 8XE



Accommodation

This charming mews style house is located in Kellaway Court, an exclusive, gated character malthouse conversion in Hope Square. This rarely available positioned property would make an ideal second home/holiday let and is being sold with future holiday let bookings in place. Access is via the gated courtyard and steps leading upto the front door which opens into the welcoming entrance hall. There is ample space for coats and access into the downstairs cloakroom. A doorway opens into the inner hall with stairs to the first floor and useful understairs storage cupboard. Further ground floor accommodation is as follows. The open-plan living area offers a spacious sitting area with dual front aspect windows and sliding patio doors onto the courtyard making this a light space. Character features such as beams, and original pillars offer a natural separation to the generous sized dining area which flows into the kitchen. The modern kitchen offers views over the courtyard and is complete with a built-in oven, induction hob with extractor fan, fridge/freezer, space and plumbing for a dishwasher and washing machine. Bedroom four is located on the ground floor with sliding patio doors opening into the courtyard.

From the hallway, stairs rise and turn to the first floor with the continuation of the character features including beams and access to the remaining accommodation. The master bedroom is an inviting room with plenty of space for furnishing. There is a modern en-suite shower room with large shower, WC and wash hand basin. Bedroom two is another double bedroom with dormer window overlooking the courtyard setting. Bedroom three is a good size single room again with dormer window. The family bathroom is spacious with a modern suite including, bath with separate shower cubicle, low level WC and wash hand basin.



Outside

There is a private rear courtyard accessed via sliding patio doors from the sitting area or the ground floor bedroom four. This offers ample space for a table and chairs to enjoy morning coffee. To the front of the property is a decked elevated balcony area, this offers space for a table and chairs to enjoy the afternoon & evening sun. There is an exclusive parking space to the front of the property within the gated courtyard.

- Successful Holiday Let being sold with Future Bookings in Place
- Iconic Gated Grade II Listed Conversion
- Four Bedrooms (Master En-suite)
- Gated Access & Off-Road Parking
- Inner Courtyard to the Rear and Elevated Balcony to the Front Elevation

Avenue Sales & Lettings Ltd

4 Hope Street, Weymouth, Dorset, DT4 8TR

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Location

Rarely available position in Hope Square, being centrally located, with all of Weymouth's picturesque destinations on the doorstep. Weymouth Harbourside and the vibrant Hope Square with iconic brewery building is on the doorstep offering a choice of bistros, restaurants and pubs. The pretty Nothe Gardens offer open space and wonderful walks with Newton's Cove beach offering a quieter spot to enjoy the sea. Weymouth's Esplanade and main beach is just a short walk from the property and enjoys an award winning sandy beach, located adjacent to the town centre which benefits from a good variety of shops.

Directions

The property is located in Hope Square directly to the left of our office.

Rating Authority

Dorset (Weymouth & Portland) Council. Currently Business Rates.

Services

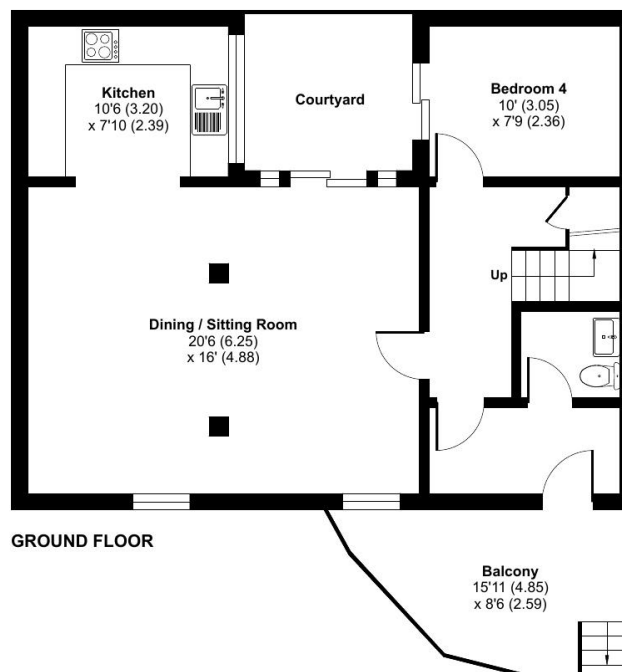
Gas central heating. Mains electric & drainage.

Viewing Arrangements

Strictly by appointment through Avenue Sales & Lettings.

Telephone 01305 830022 or email info@avenuesalesandlettings.co.uk

EPC Exempt – Grade II Listed



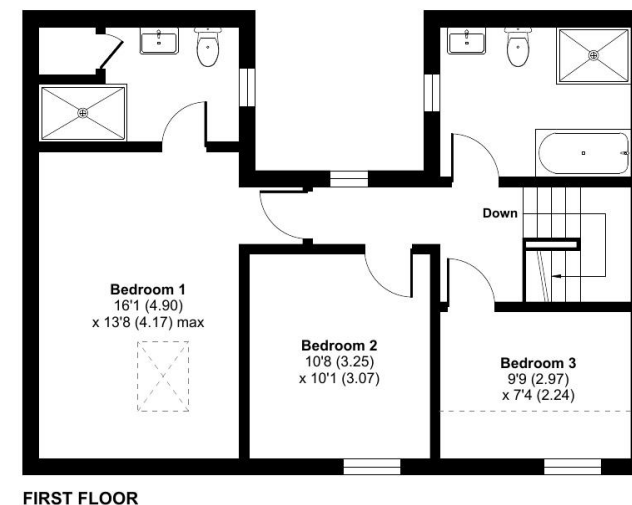
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Approximate Area = 1252 sq ft / 116.3 sq m

Limited Use Area(s) = 25 sq ft / 2.3 sq m

Total = 1277 sq ft / 118.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Avenue Sales and Lettings. REF: 1074170

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

