



Clearmount Cottages

Old Castle Road | Weymouth



Clearmount Cottages, Old Castle Road, Weymouth, Dorset DT4 8QQ



Accommodation

This hidden gem is tucked off Old Castle Road at the end of a small row of terraced cottages. Quietly positioned off the road with a lovely light open aspect overlooking the surrounding gardens, this refurbished and extended cottage would make an ideal retreat. Full of charm, yet completely modernised, the cottage is accessed via a composite door and inner door opening from the hallway into the light open-plan sitting/dining room, with views over the garden from the front bay window and bi-fold doors to the rear. Complete with solid oak flooring and open fireplace the inviting sitting room offers plenty of space for furniture. The dining room offers ample space for a generous sized dining table and further seating area. There is storage under the stairs and double doors into the kitchen/breakfast room. Beautifully designed and finished with three windows overlooking the rear patio and garden, modern kitchen units finished with quartz work surfaces also include a breakfast bar, pan drawers, pull out larder unit, integrated washing machine, dishwasher, fridge freezer, double Neff multi-function ovens, Bosch induction hob and extractor hood. From the kitchen there is access to the garden room/bedroom three, a charming room offering both side and rear views over the garden, a composite stable door to the rear and access to the downstairs shower room with WC, shower cubicle and wash hand basin with vanity storage.

Returning to the hallway, stairs rise and turn to the first-floor landing with access to a shelved shoe cupboard and large airing cupboard along with doors to the following. The principal bedroom with tilt and turn windows offering views over the front garden, is a generous sized bedroom with plenty of space for furniture. Bedroom two is another excellent sized double bedroom with views over the rear garden and built-in wardrobe. The spacious family bathroom also offers views over the rear aspect with bath, separate shower cubicle, low level WC and dual wash hand basins with vanity storage.



Outside

A drive from Old Castle Road leads to Clearmount Cottages. To the front of the property is vehicular access to a substantial gated gravel area providing parking for several cars. The front garden is mainly laid to lawn with steps stones leading to the property. There is ample level space for a private seating area with mature apple trees, hedging and shrubs. To the side of the property is a large outbuilding/store – perfect for storing bikes, paddleboards, kayaks and any necessary gardening tools. There are large doors to the front and rear providing access to both front/rear gardens and rear access into the house.

The rear garden offers hot & cold taps, a spacious bricked patio area abutting the bi-folding doors from the dining room and also accessed from the garden room/bedroom three. Steps lead up to the breakfast terrace and access to the lawned areas, further steps lead up to the large terrace at the top of the garden which the sun reaches all day and offers space for a dining table/chairs and loungers, all surrounded by shrubs, hedging and tiered planting.

- Fully Renovated & Extended Charming Cottage
- Quietly Tucked Away Position off Old Castle Road, moments from Sandsfoot Beach & Castle Cove
- Generous Sized Plot and Gardens Surrounding the Property
- Private Parking for Several Vehicles
- Generous Sized Accommodation with Two/Three Bedrooms & Two Bathrooms

Avenue Sales & Lettings Ltd

4 Hope Street, Weymouth, Dorset, DT4 8TR

www.avenuesalesandlettings.co.uk

info@avenuesalesandlettings.co.uk

Location

Located in Rodwell, on the outskirts of Weymouth town centre. Clearmount Cottages is tucked away in a secluded spot off Old Castle Road, one of Weymouth's most sought-after roads. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour, Newtons Cove and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away. For a quieter retreat Sandsfoot Gardens and beach can be found further along Old Castle Road, with the popular Rodwell Trail offering coastal walks and a cycle path. Castle Cove sailing club is also located at the end of Old Castle Road.

Directions

From our office in Hope Square turn left and follow the road, exit Hope Square and turn right into Spring Lane and straight over the mini roundabout, continue along Rodwell Avenue. At the set of traffic lights, turn left and follow the road up the hill. Old Castle Road is the third turning on the left as the road bends round to the right. Clearmount Cottages can be found around halfway down the road on the right-hand side.

Rating Authority

Dorset (Weymouth & Portland) Council. Council Tax Band C.

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

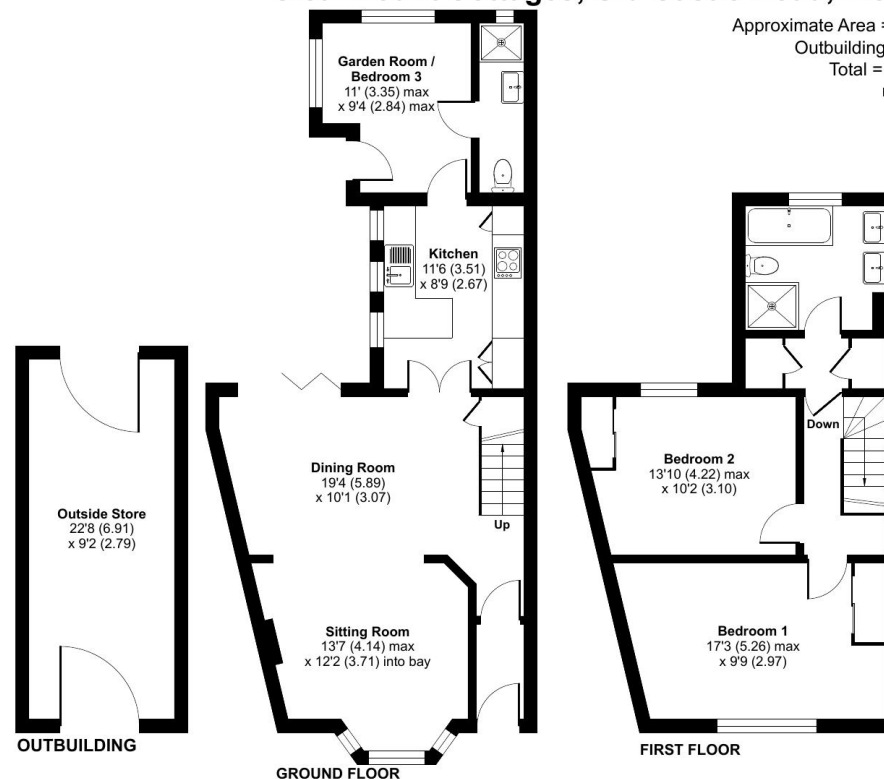
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
	85	81


England & Wales EU Directive 2002/91/EC
www.epfcau.com



Clearmount Cottages, Old Castle Road, Weymouth, DT4

Approximate Area = 1057 sq ft / 98.1 sq m
 Outbuilding = 208 sq ft / 19.3 sq m
 Total = 1265 sq ft / 117.4 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). © rnhcom 2024. Produced for Avenue Sales and Lettings. REF: 1082173



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.