



Spinneys Plaisters Lane  
Sutton Poyntz Weymouth, DT3 6LQ

**Guide Price £590,000 Freehold**

# Spinneys Plaisters Lane

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"Spinneys" is a charming thatched property, set within a generous plot inside the Sutton Poyntz Conservation Area. The house offers character and potential, but would now benefit from a programme of updating and remedial works, including some re-thatching and general modernisation.

The property therefore presents an excellent opportunity for purchasers wishing to improve and tailor a home to their own specifications.

The large plot offers significant scope (subject to the necessary planning permissions and consents) for extension to the rear, the creation of a self contained annex, construction of a double garage. There is scope to enhance the driveway to provide an improved turning area, as well as potential for ground mounted solar installation.

Buyers seeking a property with character, space, and long term potential, in this sought after village setting may find this particularly appealing.

## ENTRANCE HALL

Under stair storage cupboard.

## LIVING ROOM

17'8" x 11'9" (5.40m x 3.60m)

Window to rear, two panel radiators, fireplace with attractive brick surrounding, opening to:

## CONSERVATORY

13'9" x 7'2" (4.20m x 2.20m)

Triple aspect room, doors to garden, and panel radiator.

## DINING ROOM

13'1" x 12'1" (4m x 3.70m)

Window to rear, panel radiator, and stairs to first floor.

## SECOND RECEPTION ROOM

12'1" x 8'10" (3.70m x 2.70m)

Double aspect room, door to front, panel radiator, door to:

## CLOAKROOM

Window to rear, low level WC, and wash hand basin with tiled splash backs.

## KITCHEN

18'4" x 8'2" (5.60m x 2.50m)

Double aspect room, range of fitted base and wall units, one and a quarter bowl ceramic sink with mixer, tiled splash backs, built in double oven gas hob, two freezers, fridge, dish washer, washing machine and dryer, panel radiator, and boiler cupboard.

## STAIRS TO FIRST FLOOR LANDING

Window to front, airing and storage cupboard and panel radiator.

## BEDROOM ONE

11'9" x 10'5" (3.60m x 3.20m)

Window to side, panel radiator, and storage cupboard.

## BEDROOM TWO

11'9" x 11'5" (3.60m x 3.50m)

Window to side, panel radiator, storage cupboard and alcove.





**BEDROOM THREE**  
9'6" x 7'6" (2.90m x 2.30m)

Window to rear, range of storage cupboards, and further storage cupboard.

**BATHROOM**

Window to rear, panel bath with wall mounted 'Mira' shower, low level WC, wash hand basin with storage below, tiled walls, panel radiator, and loft hatch.

**OUTSIDE**

The property is accessed by a private driveway leading to graveled good off road parking for several vehicles, there are garden areas to the front and sides with a storage shed.

There is access from both sides to a large mature rear garden laid mainly to lawn, a patio area, mature shrubs and borders, a pond, summer house and green house and a mature wooded area which backs onto open farmland.

**COUNCIL TAX**

Band F

**OTHER INFORMATION**

Construction

Traditional cavity wall construction with stone elevations under a thatched roof

Broadband (estimated speeds)

Standard 26 mbps

Any Flood Risk?

Rivers & Seas No Risk

Surface Water Low

Services

The property is supplied with mains electricity, oil, water and mains drainage.

**LEGAL DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## Floor Plan



## Viewing

**Please contact our Hull Gregson & Hull Weymouth Office on 01305 776 666 if you wish to arrange a viewing appointment for this property or require further information.**

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35 St Thomas Street, Weymouth, DT4 8EJ  
 Tel: 01305 776 666 Email: [property@hgh.co.uk](mailto:property@hgh.co.uk) [www.hgh.co.uk](http://www.hgh.co.uk)

## Area Map



## Energy Efficiency Graph

