

Symonds
& Sampson



Bluebell Cottage

29 Malthouse Meadow, Portesham, Weymouth, Dorset

THE PROPERTY

Constructed with attractive stone and rendered elevations, the accommodation is finished to a high specification and arranged over two floors. On the ground floor, a welcoming reception hall with attractive Karndean flooring leads to the first floor accommodation together with doors to a cloakroom, kitchen and sitting room. The sitting room has a double aspect with French doors to the rear garden and polished stone fireplace with inset multi fuel burner . The kitchen/dining room is a particular feature, extensively fitted with an attractive range of wall and floor cupboards with integrated dishwasher, built in double oven, five ring gas hob and extractor hood. Tiled floorings run throughout the room into the utility room. A door leads into the utility room with sink, plumbing for washing machine and space for drier, a range of cupboards, LPG gas fired boiler and stable door to the rear garden.

On the first floor are three double bedrooms with the main bedroom having a well appointed en-suite shower room .The family bathroom has a contemporary fitted white suite with bath and shower over.

OUTSIDE

A brick paved driveway to the side provides off road parking and leads to a single garage with power and light. Pedestrian side access leads to the rear. The rear garden is delightful, enjoying a south facing aspect and stocked with an abundance of flowers, ornamental trees and shrubs with lawned garden and paved sun terrace immediately adjoining the rear. There is a timber built summerhouse and gravelled borders towards the rear.



SITUATION

Portesham is a popular village within an area of Outstanding Natural Beauty and just a few miles inland from the World Heritage Jurassic coast and famous Chesil Beach. This pretty village features a stream running through it, with its own resident ducks and geese on the pond. Portesham has a vibrant and sociable community offering regular events, clubs and activities at the modern village hall.

There are numerous village facilities including a pretty Anglican Church, great local pub, well-stocked farm shop, a thriving primary school, a popular medical centre and 'pop-up' Post Office. Buses run through the village to Weymouth and Bridport and beyond. There are fantastic access points to Jurassic coastal walks, including to the nearby village of Abbotsbury famous for its stone cottages and local amenities including village stores, the Swannery and St Catherine's Chapel.

The village is ideally situated approximately 7 miles southwest of the county town of Dorchester and 7 miles west of the seaside town of Weymouth. Both towns have train links to London Waterloo. The county town of Dorchester has a great selection of both independent and national retailers, well regarded schools, choice of cinemas and restaurants and a couple of museums, whilst the

seaside town of Weymouth again boasts great shopping and has an award winning sandy beach, marina and picturesque old harbour.

DIRECTIONS

What3words:///heightens.employers.octagon

SERVICES

Electricity, mains water and drainage. LPG Gas fired central heating system.

Communal Charges

There is a £430.75 annual service charge for upkeep of communal areas.

Broadband: We are informed that there are Superfast speeds in the area.

Mobile Phone: There is mobile coverage in the area, please refer to Ofcom's website for more details.
(<https://www.ofcom.org.uk>)

EPC: C

Photo's taken April 2024



Energy Efficiency Rating		
Very energy efficient - lower running costs		
A++ (92-100)		
A+ (89-91)		
A (86-88)		
B (83-85)		
C (81-82)		
D (79-80)		
E (77-78)		
F (75-76)		
G (73-74)		
Very energy inefficient - higher running costs		
H (71-72)		
I (69-70)		
J (67-68)		
K (65-66)		
L (63-64)		
M (61-62)		
N (59-60)		
O (57-58)		
P (55-56)		
Q (53-54)		
R (51-52)		
S (49-50)		
T (47-48)		
U (45-46)		
V (43-44)		
W (41-42)		
X (39-40)		
Y (37-38)		
Z (35-36)		
Current	78	89
England & Wales		
EU Directive		
2002/91/EC		

Portesham, Weymouth

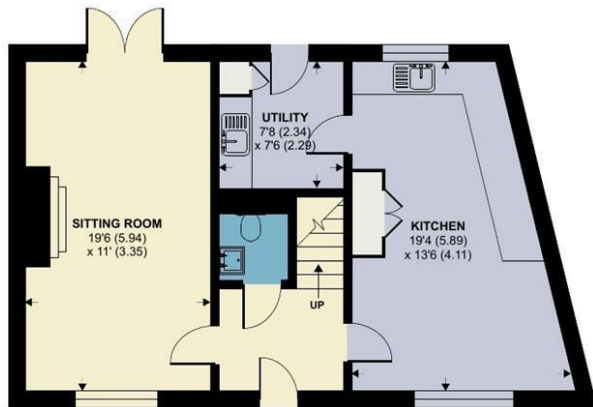
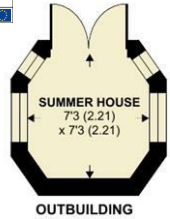
Approximate Area = 1218 sq ft / 113.1 sq m

Garage = 183 sq ft / 17 sq m

Outbuilding = 49 sq ft / 4.5 sq m

Total = 1450 sq ft / 134.7 sq m

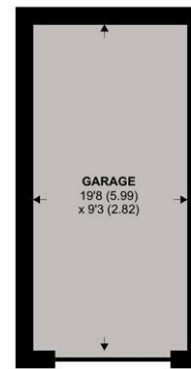
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1108325



Weymouth/DW/15.09.26



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