Hull
Gregson
Hull

The Mill House, 34a Park Road

Portland | Dorset | DT5 2AD

The Mill House – An architecturally striking residence set behind a private road and secured by an electric gated entrance, this exceptional home combines refined contemporary finishes with expansive, light-filled interiors. Positioned against the dramatic backdrop of the Portland Windmills, the property commands breath-taking panoramic sea views from one of the area's most picturesque vantage points.

Constructed from locally sourced Portland stone, The Mill House has been thoughtfully designed to maximise natural light and frame the surrounding coastal landscape. From the moment of arrival, the exceptional quality of craftsmanship and attention to detail are immediately apparent.

The ground floor features a sophisticated open-plan layout, epitomising modern living. Elegant oak herringbone flooring and matching oak internal doors run throughout, creating a seamless aesthetic. The state-of-the-art kitchen is equipped with sleek cabinetry, twin ovens, integrated appliances including a dishwasher, tall fridge and freezer, and an instant boiling water tap. A central island with breakfast bar and feature lighting offers an ideal space for informal dining and entertaining.

Beyond the kitchen, a stylish shower room includes a walk-in enclosure, contemporary basin, and WC, while a separate utility room provides extensive storage, plumbing for laundry appliances, and direct access to the rear garden.

Bedroom Two, located on the ground floor, is a well-proportioned double room with Bi Folding doors opening onto the garden - perfect for use as a guest suite, home office, or additional living space.

A bespoke oak staircase leads to the first floor, where a spacious landing introduces the principal suite. This impressive bedroom enjoys vaulted ceilings, remote-controlled Velux™ windows, and captivating sea views. The suite also includes built-in wardrobes and a beautifully appointed en-suite bathroom featuring a walk-in shower, basin, and WC.

KEY FEATURES

- *Striking Contemporary Residence, Set Behind Electric Gates*
- *Constructed from Timeless Portland Stone*
- *Two Sun Terraces, set within a Secure, Wrap Around Garden.*
- *Stunning Sea Views from Primary Suite*
- *Three Bedrooms, including a Ground Floor Suite with Garden Access*
- *High Specification Kitchen with Integrated Appliances, Instant Hot Tap & Breakfast Bar*
- *Landscaped Gardens with Large Shingle Area Housing Sizeable Shed.*
- *Potential to Extend / Create Roof Terrace - Subject to Relevant Permissions*
- *Bi Folding Doors Off the Living Room and Secondary Bedroom Suite*
- *Block Paved Driveway for Several Cars*

Across the landing, the family bathroom offers a refined sanctuary, complete with a contemporary free-standing bath, separate shower, wash hand basin, and WC.

Completing the upper floor is Bedroom Three, a generously sized double room—ideal for family living, guests, or a dedicated workspace.

This bespoke detached home sits on a generous and private plot, fronting directly onto rolling fields with far-reaching views. The property is enclosed by Portland Dry stone walls and wooden feather edge fencing, with established trees providing privacy and shade. A spacious lawn offers room for outdoor entertaining, children's play, or future landscaping projects. A separate gravelled section includes a useful garden shed and room for seating or recreation.

Sitting / Dinning Room 21'5" x 17'6"

Kitchen / Breakfast Room 14'7" x 13'10"

Ground Floor Bedroom 14'3" x 13'10"

Ground Floor Shower Room 6'4" x 5'4"

Utility Room 7'9" x 6'8"

Principle Bedroom 17'10" x 13'10"

Ensuite 8'1" x 5'10"

Bedroom Three 13'10" x 10'7"

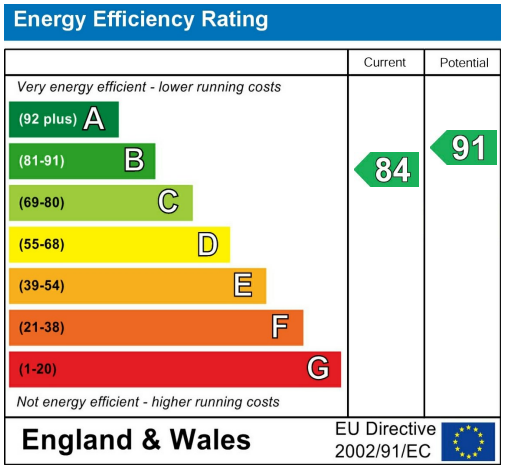
Bathroom 8'0" x 5'7"

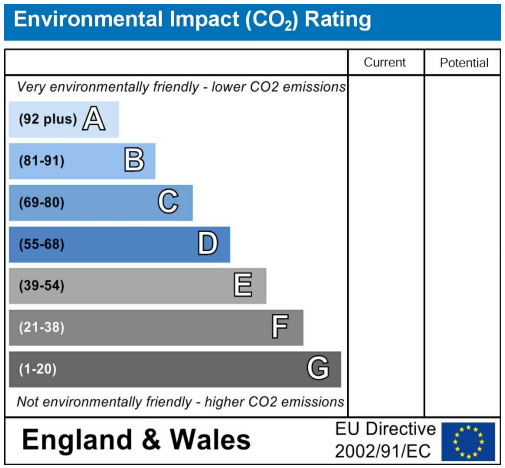
Additional information
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached
Property construction: Standard
Mains Electricity
Mains Water & Sewage: Supplied by Wessex Water
Heating Type: Gas
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Access
Please note the access to the property access is via private road, not owned by the vendor although the owner has advised they have right of access over the lane, the access is also a bridleway which we've been advised the council do maintain. We advise you seek solicitor confirmation.

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, property construction, services, & 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.

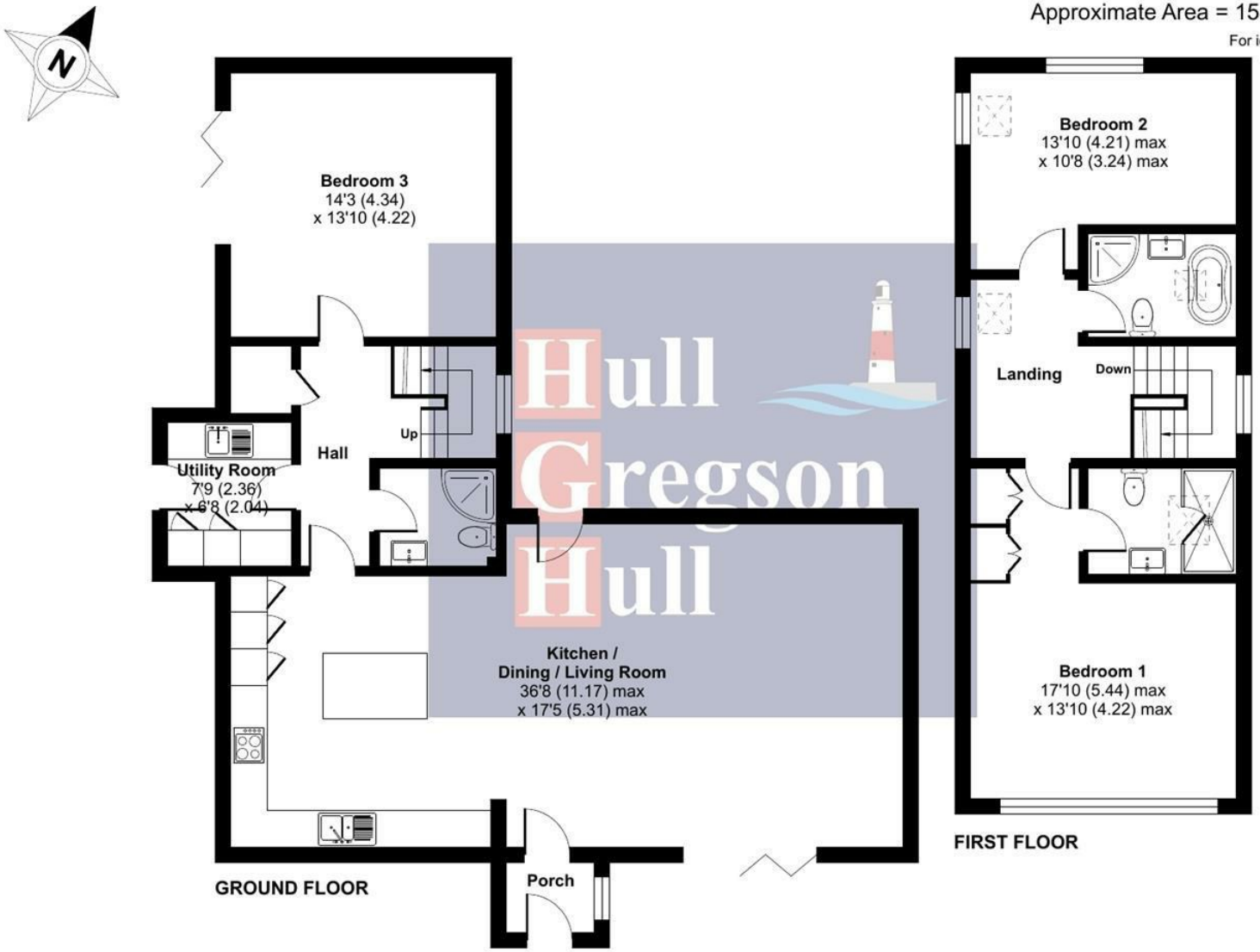




Park Road, Portland, DT5

Approximate Area = 1589 sq ft / 147.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1315712

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