Instinct Guides You

Castletown, Portland
£425,000

- Substantial Family Home Over Three Floors
- Integral Garage & Driveway Parking
- Beautifully Landscaped Mature Garden
- Spacious Living/Dining Room With Balcony
- Close To Coastline & Portland Castle Beach
- Attractive Modern Kitchen
- Versitile Ground Floor Living
- Amenities & Sailing Academy Nearby
- Solar Panels Owned By Property
- Some Sea Views

Registration No. 08079158 Directors Mr Wilson, Mr Tominey

Courtesy Notice Upon using WilsonTominey as selling agents ensure we are made aware of contractual obligations you may be under. We can then proceed accordingly.

WilsonTominey Ltd
15 Westham Rd.
DT4 8NS

T 01305 775500
E sales@wilsontominey.co.uk
W www.wilsontominey.co.uk

The Property Ombudsman

Wilson Tominey are delighted to present Barbary House, a unique, substantial family home with accommodation over three floors. It offers expansive living space with the option for semi-separate ground-floor living. The home enjoys generous proportions throughout, a balcony, garage and some sea views.

Ground floor
The ground floor offers excellent versatility with two large bedrooms complemented by a shower room that features a double shower cubicle with a mixer shower, WC and basin. Bedroom 2 is large enough to be repurposed as a living room, offering an element of semi-independent living. A practical utility room provides direct access to the garden and side access. Integral access to the garage completes the ground floor.

First floor
A generous landing with a side sash window and an airing cupboard leads to the living/dining room, kitchen, Bedroom 5 and the family bathroom. The living/dining room is the hub of the home and offers a bright space with log burner, two front sash windows and a door onto a balcony with far-reaching sea views. The kitchen offers ample modern cabinetry with integrated main oven and combi oven/microwave, an induction hob, dishwasher and full-size fridge, plus two rear windows overlooking the terraced garden. Bedroom 5 is a good single currently used as a home office. The family bathroom has a panelled bath with shower attachment, WC and basin.

Second floor
The top landing opens to bedrooms 1 & 4 and a contemporary shower room. Bedroom 1 is a generous double with dual-aspect windows, fitted sliding wardrobes and an additional built-in cupboard. Bedroom 4 is a double with a front window and sea views. The shower room is wet-room style with a mixer shower, WC, basin, underfloor heating and a rear window overlooking the garden.

Garden
The rear garden has been tastefully landscaped, enhancing usability, and planted with a diverse range of plants and shrubs. There are 10 solar panels included with the house, together with an 8.5 kW battery.

Room Dimensions

Living/Dining Room 23’3" max x 15’7" max (7.10 max x 4.76 max)

Kitchen 13’10" max x 8’7" max (4.22 max x 2.63 max)

Utility Room 8’5" x 7’7" (2.58 x 2.33)

Garage 18’8" x 8’5" (5.70 x 2.57)

Bedroom One 16’7" x 9’10" (5.06 x 3.02)

Bedroom Two 15’7" max x 8’11" (4.77 max x 2.74)

Bedroom Three 15’10" x 8’11" (4.85 x 2.74)

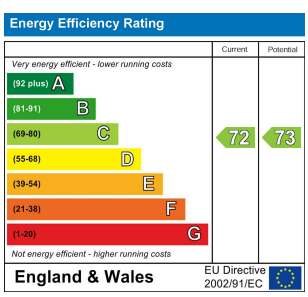
Bedroom Four 13’1" x 8’6" (4.00 x 2.60)

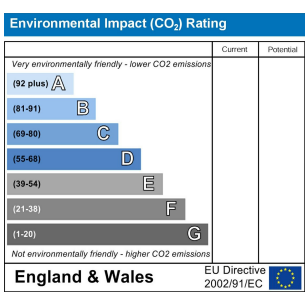
Bedroom Five 8’11" x 8’7" (2.74 x 2.63)

Shower Room 12’11" x 4’10" (3.94 x 1.48)

Bathroom 6’10" x 6’2" (2.10 x 1.88)

Ground Floor Shower Room 5’9" x 4’6" (1.76 x 1.38)





Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.