

Symonds & Sampson

The Barn House & Granary Cottage

Nottington Lane, Nottington, Weymouth, Dorset

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Nottington Lane
Nottington Weymouth
Dorset DT3 4BJ

A rare opportunity to acquire an attractive period barn conversion with an attached cottage that can serve as an annexe or generate income as a letting enterprise.

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- Period stone barn conversion
- Charming farmyard setting
- Attached self contained one bedroom cottage/annexe
- Spacious accommodation
- Two reception rooms
- Fitted kitchen and utility
- Five bedrooms, three bathrooms
- Attractive enclosed garden
- Ample parking

Guide Price £595,000

Weymouth Sales
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INTRODUCTION

Nestled within a traditional farmyard setting, this home lies in a conservation area in a sought-after village, which enjoys the delights of the surrounding countryside with the convenience of amenities including schools nearby.

Originally converted in 1979, The Barn House combines period charm with a spacious interior arranged over two floors. An interconnecting door links the main barn and the cottage, which also enjoys its own private access.

THE PROPERTY

The Barn House

A welcoming entrance hall leads to a fitted kitchen/breakfast room with integrated appliances and a useful utility area. There is a large studio/additional bedroom with an en-suite shower room, a cosy sitting room featuring a wood-burning stove, and a dining room with French doors opening to the rear garden.

To the first floor are four bedrooms which include a master bedroom complete with an ensuite shower room. The stylish family bathroom room features a walk-in shower and panel enclosed bath.

Granary Cottage

The charming attached cottage offers flexible accommodation ideal as an annexe or rental use.

On the ground floor an open-plan layout includes a modern fitted kitchenette with freestanding appliances and a living area with French doors to the garden.

To the first floor is a double bedroom and a bathroom with a shower cubicle and a roll-top bath.













OUTSIDE

To the front is a walled garden with parking and separate access points to both the Barn and the cottage.

The mature rear garden, which borders the tranquil River Wey, enjoys a wealth of established trees and shrubs, offering a private and picturesque outdoor retreat. There is paved sun terrace and extensive area of lawn.

To the rear of the garden, double gates provide access for deliveries, including oil deliveries. This access is obtained via neighbouring land and the sellers have informed us that this has been formally agreed following the resolution of a legal matter with the adjoining property. (Please see Material Information for further details)

DIRECTIONS

What3words///emotional.unsightly.operating

SITUATION

The picturesque village of Nottington is situated on the outskirts of the coastal resort of Weymouth.

A good range of amenities can be found within approximately 1 mile including a general store, Marks & Spencers petrol station, florist, veterinary clinic, supermarkets and sports centre.

There are also both primary and secondary schools close by.

Weymouth town centre can be found within approximately 2 miles and offers a comprehensive range of shops, a marina as well as cultural, recreational and further educational facilities.

The area also provides the opportunity to enjoy a range of sailing and water sports activities, the sandy beaches and walks along the World Heritage Jurassic Coastline.

SERVICES

Oil-fired central heating system. Pressurised hot water system. Mains water, drainage and electric.



Broadband - Superfast speed available
Mobile - There is mobile coverage in the area. Please refer to Ofcom's website for more details. (https://www.ofcom.org.uk)

MATERIAL INFORMATION

Council Tax Band
The Barn House F
The Garanary A

EPC The Barn House D
EPC The Granary D

The property is found within a conservation area

Flooding Information
The sellers advise that the property experienced flooding in 2023, which affected parts of the ground floor, including the lounge, utility room, bedroom 2 (with ensuite), and part of the annexe. The garden was also impacted. In January 2026, there was a further incident which resulted in minimal surface water on the ground floor.

Rear Access
The sellers have informed us that legal matters are currently being handled by their solicitors regarding access arrangements with the neighbouring property. These discussions relate to facilitating access to the rear of The Barn House for oil and other large deliveries. Further details concerning these matters are available upon request.

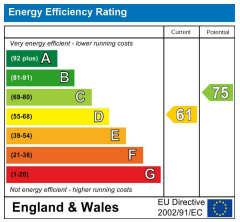
Nottington, Weymouth

Approximate Area = 1842 sq ft / 171.1 sq m
Annexe = 535 sq ft / 49.7 sq m
Limited Use Area(s) = 28 sq ft / 2.6 sq m
Outbuildings = 331 sq ft / 30.7 sq m
Total = 2736 sq ft / 254.1 sq m

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Symonds & Sampson. REF: 1365378







Weymouth/JS11.11.26Rev

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