



Instinct Guides You



## Castletown, Portland, DT5 1BD £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
- Versatile Ground Floor Living
- Amenities & Sailing Academy Nearby
- Solar Panels Owned By Property
- Some Sea Views



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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.

**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)**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		
		<b>72</b>	<b>73</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

