



Middle Barn

Friar Waddon Road | Upwey | Weymouth | DT3 4EN

Guide Price £350,000

BEAUMONT  JONES

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This charming barn conversion is tucked away in a private setting on the edge of the pretty village of Upwey. Enjoying lovely countryside views over fields beyond and a sunny south-westerly facing front courtyard garden, the beautifully presented accommodation includes; spacious entrance hall, downstairs cloakroom, sitting/dining room, kitchen/breakfast room, three bedrooms and modern shower room. Accessed via a private track, there is also a generous sized single garage and parking.

- Charming Character Barn Conversion
- Three Generous Sized Bedrooms
- Lovely Countryside Views & Outlook
- Set in a Peaceful & Tucked Away Position in Upwey
- Beautifully Presented Through-out
- Generous Sized Garage & Parking

Full Description

Accommodation

This charming conversation is accessed via the front door opening into a welcoming and spacious hallway, stairs rise to the first floor with three useful understairs storage cupboards and doors accessing the following downstairs accommodation. The cloakroom is set just off the hallway with front aspect window, low level WC and wash hand basin. The sitting/dining room is an inviting space with focal multi-fuel burner inset to a brick fireplace, there are charming ceiling beams and two front aspect windows overlooking the garden. The room itself offers plenty of space for a dining table and more comfortable furniture.



Charming barn conversion set in the pretty village of Upwey



The kitchen/breakfast room is to the rear of the property and has been tastefully modernised, two tone shaker style units provide ample storage and there is a breakfast bar to one side of the room. Built-in appliances include an oven and hob and there is space for an undercounter fridge, freezer and washing machine.

Returning to the hallway, stairs rise to the light and spacious first floor landing with two useful storage cupboards and velux window. From here, there is access to the remaining accommodation. The master bedroom is a lovely sized double bedroom with two front aspect windows offering a pleasant countryside view over fields. There is further built-in storage to one side of the room, including two built-in wardrobes. Bedroom two is a good sized double bedroom with large rear aspect velux window. Bedroom three, also with a rear aspect velux window is a good sized single room or generous sized office/home study. The modern shower room offers a white suite with corner shower cubicle, concealed cistern WC and sink with vanity storage underneath.



Outside

Accessed via a private gravelled track leading to similar properties, Middle Barn is located towards the end of the track. There is a walled and gated large front courtyard garden. The courtyard is laid to patio and facing a sunny south-westerly direction, making this a private sun trap, there is plenty of space for a few different seating areas to follow the sun from morning coffee to evening drinks. There are some pretty shrub borders and space for planted pots, all with the backdrop of the peaceful countryside views. At the end of the track is a generous sized single garage with up and over door and potentially for eaves storage. Residents do also parking their cars in front of their own garage giving you an additional parking space along with the garage.



AGENTS NOTE: - There is a lay-by on Friar Waddon Road at the top of the track, we ask anyone viewing and interested parties to park here please and not to take their cars down the private track unless accompanied by a member of staff from Beaumont Jones.





Location

Located on the edge of the pretty village of Upwey, on the outskirts of Weymouth, this property is set in an Area of Outstanding Natural Beauty, and offers excellent links to both Weymouth and Dorchester. The River Wey meanders gently through this picturesque village, passing a variety of footpaths and bridleways. The popular Upwey Wishing Well Tea Rooms, The Ship Inn and The Royal Standard public houses are both within walking distance. There is also a local shop, Tesco Express, vets, and regular bus service to Weymouth & Dorchester. Whilst enjoying village life, it is also within close proximity of the seaside resort of Weymouth and the county town of Dorchester (4 miles in either direction), offering a wide range of facilities. Weymouth, Dorchester and Upwey itself all have train stations on the main line to London Waterloo.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Currently Business Rates, previously Council Tax Band D.

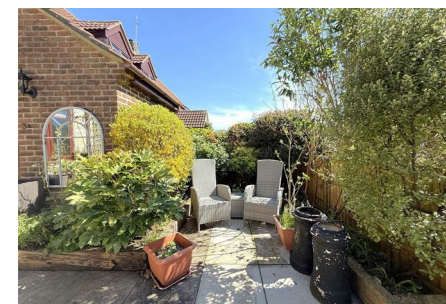
Services: - Mains electric & drainage.

Disclaimer: - Beaumont Jones and their clients have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs, plans and measurements are for guidance only and are not necessarily comprehensive. It should be assumed that the property has all necessary Planning, Building Regulations or other consents, and Beaumont Jones have not tested any services, equipment or facilities.

Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



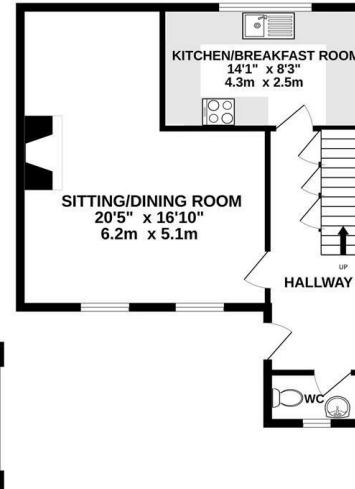
Lovely countryside views, large front courtyard garden, garage & parking



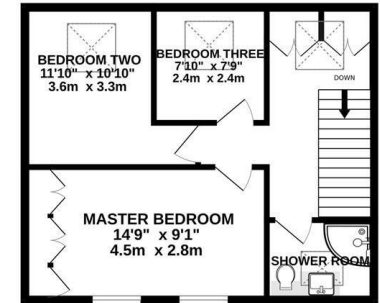


Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1168 sq.ft. (108.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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