



Barleymow Cottage

Friar Waddon, Weymouth,

Barleymow

Friar Waddon

Weymouth

DT3 4EP



- Rural location
- Scenic views from all windows
 - Unfurnished / furnished
- Outbuilding with storag/utility space
- Downstairs bedroom and shower room
 - Good sized kitchen diner

£1,400 Per Month

Poundbury Lettings

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A charming three-bedroom cottage in the unspoilt, scenic surroundings of Friar Waddon.

THE PROPERTY

The property is offered to the market on an unfurnished/furnished basis and benefits from well presented accommodation and enjoys unspoilt scenic views.

The accommodation comprises an entrance hall, a sitting room with a feature fireplace, and a well-proportioned kitchen/diner with a useful pantry. The kitchen/diner provides ample space for a table and chairs, with doors leading out to the rear garden. The ground floor also benefits from a double bedroom, a shower room and a separate WC.

The first floor offers two double bedrooms, both enjoying scenic views. The master bedroom offers ample storage space with built in cupboard.

OUTSIDE

The enclosed, tiered garden enjoys uninterrupted scenic views across the surrounding countryside, providing a lovely outdoor space to enjoy the surroundings. To the front and side of the property, a paved area offers ample space for garden furniture, as well as convenient off-road parking.

The garden also benefits from an outbuilding, providing useful additional storage and a utility space.

SITUATION

Barley Mow is located in a remote valley between Upwey and Portesham near Weymouth in Dorset.

Upwey is an attractive village and conservation area with many period buildings, situated in pleasant countryside, nestling in a Dorset down land valley about 3 miles north of Weymouth and 4 miles south of Dorchester. The area is home to the Upwey Wishing Well and Tea Room, St Laurence Church as well as two public houses and a mainline railway station to London/Waterloo and Bristol /Temple Meads. A good range of amenities can be found within approximately 1 mile including a general store at Broadwey, florist, veterinary clinic, petrol station and sport centre at Redlands. There are both primary and secondary schools close by.

Both Weymouth and Dorchester town centres offers a comprehensive range of shops, 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 and the rolling countryside that surrounds the area.

DIRECTIONS

Use what3words.com to navigate to the exact spot. Search using: passwords.blogs.tunes

SERVICES

Private water and cesspit and mains electric.

LOCAL AUTHORITY

Dorset Council, tax band E - 01305 251010

BROADBAND

Standard download 12 Mbps, upload 1 Mbps. Please note all available speeds quoted are 'up to'.

MOBILE PHONE COVERAGE

Limited. For further information please go to Ofcom website.

MATERIAL INFORMATION

Rent: - £1,400.00 per calendar month / £323.00 per week

Holding Deposit - £323.00

Security Deposit - £1,615.00

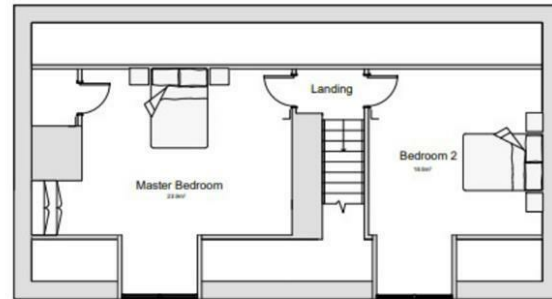
Council Tax Band: E (Dorset Council - 01305 251010)

EPC Band: D

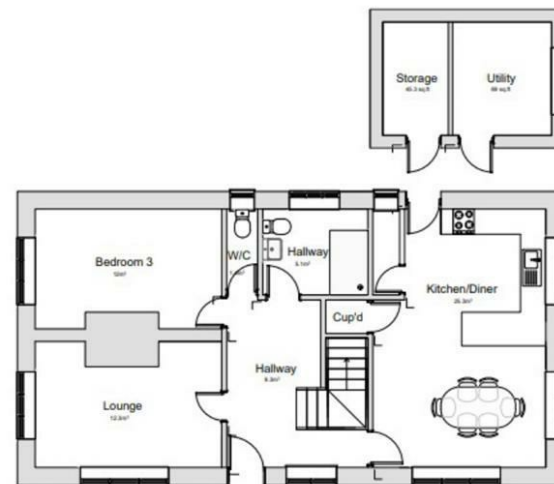


Ground Floor GIA: 85.4m²
First Floor: GIA: 50m²

Total GIA :135m²



Existing : First Floor Plan scale 1:100



Existing : Ground Floor Plan scale 1:100

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



PouLets/FH/21/10/2026



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