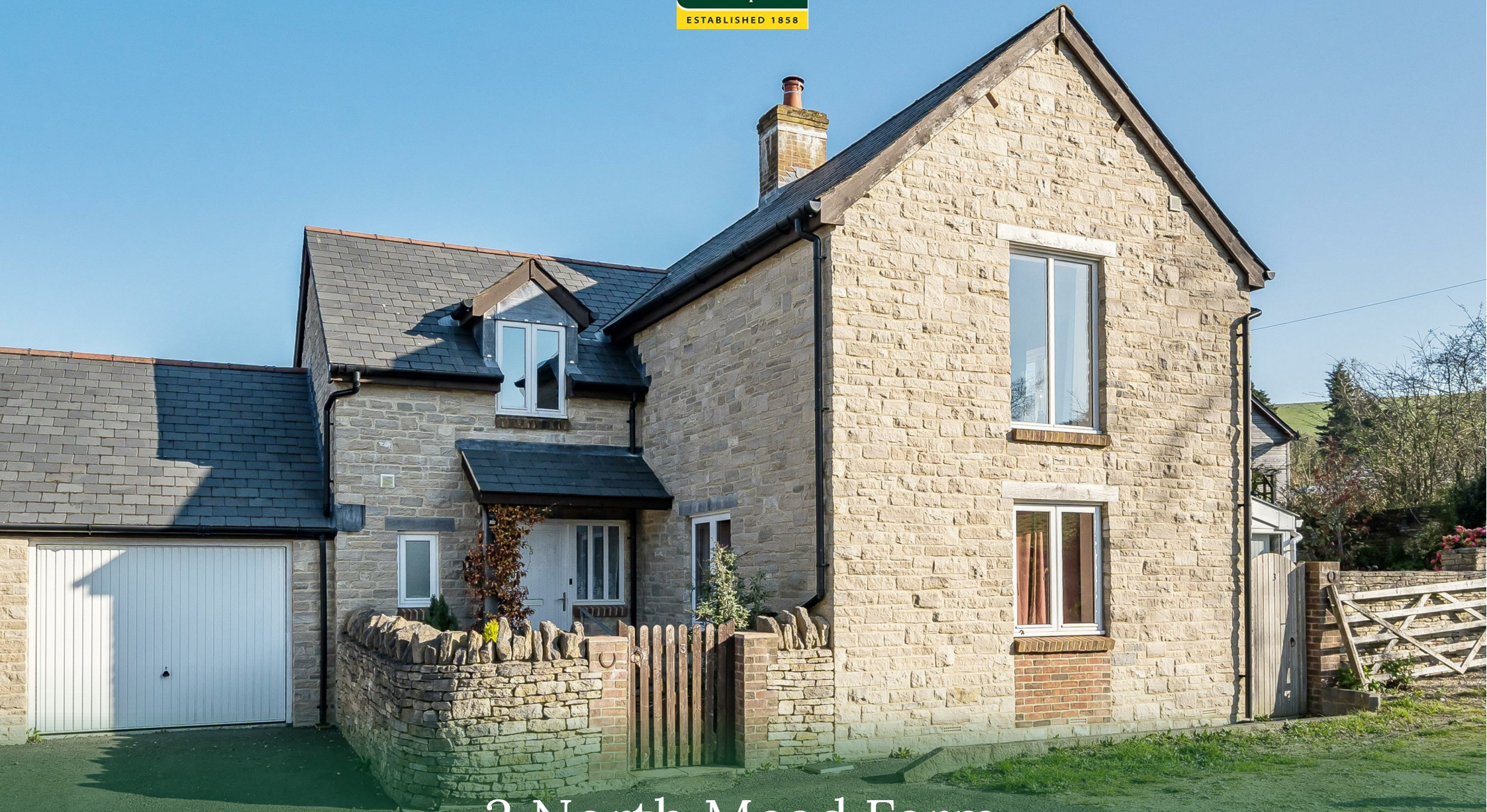


Symonds
& Sampson

ESTABLISHED 1858



3 North Mead Farm

Front Street, Portesham, Weymouth,

3 North Mead

Farm
Front Street
Portesham
Weymouth
DT3 4FY

An individually built three bedroom detached house situated in the centre of this highly popular West Dorset village within easy access to the Jurassic coast. Constructed in 2019 with attractive stone elevations and featuring a spacious sitting room, conservatory/ garden room, an extensively fitted kitchen and dining room together with three double bedrooms and en-suite shower room.



- Nearly new and individually built detached house with stone elevations
 - Highly popular West Dorset village
- Spacious double aspect sitting room and kitchen/dining room
 - Conservatory/garden room with stone elevations
 - Three double bedrooms and two shower rooms
- Attractive and easily maintained gardens with dry stone walls
 - Garage and parking

Guide Price **£450,000**

Freehold

Poundbury Sales
01305 251154
poundbury@symondsandsampson.co.uk



THE PROPERTY

An attractive stone built detached house situated within the heart of Portesham village within easy walking distance of a range of local amenities. The accommodation is well presented and spacious with a welcoming reception hall with oak internal doors, downstairs cloakroom and WC, utility room and stairs to the first floor. The double aspect sitting room has French doors leading into a conservatory/garden room with matching stone elevations and doors opening onto a patio. The kitchen/dining room is open plan and extensively fitted with a range of wall and floor cupboards with built in electric double oven and grill, four ring hob and integrated fridge and freezer. French doors open out to the garden. On the first floor are three double bedrooms with the main bedroom double aspect with built in wardrobes and having an en-suite shower room. There is a separate shower room accessed from the landing.

OUTSIDE

Access from Front Street via a shared drive leads to the house. To the side is a driveway for off road parking together with a single garage. Easily maintained gardens are bounded by stone walls with a paved patio at the rear with steps up to flower and shrub borders with an upper tier garden with paved path, further shrubs and pergola.

DIRECTIONS

What3words/////offerings.surprised.companies

SITUATION

Portesham is a popular village within an area of Outstanding Natural Beauty and just a few miles inland from the World Heritage Jurassic coast and famous Chesil Beach. This pretty village features a stream running through it, with its own resident ducks and geese on the pond. Portesham has a vibrant and sociable community offering regular events, clubs and activities at the modern village hall.

There are numerous village facilities including a pretty Anglican Church, great local pub, well-stocked farm shop, a thriving primary school, a popular medical centre and 'pop-up' Post Office. Buses run through the village to Weymouth and Bridport and beyond.

There are fantastic access points to Jurassic coastal walks, including to the nearby village of Abbotsbury famous for its stone cottages and local amenities including village stores, the Swannery and St Catherine's Chapel.

The village is ideally situated approximately 7 miles southwest of the county town of Dorchester and 7 miles west of the seaside town of Weymouth. Both towns have

train links to London Waterloo.

The county town of Dorchester has a great selection of both independent and national retailers, well regarded schools, choice of cinemas and restaurants and a couple of museums, whilst the seaside town of Weymouth again boasts great shopping and has an award winning sandy beach, marina and picturesque old harbour.

SERVICES

Mains water, drainage and electricity are connected.
Air Source Heat Pump

Local Authority
Dorset Council Tel: 01305 251010
Council Tax Band E.

Broadband-Superfast broadband is available.
Mobile phone coverage- Network coverage is likely both indoors and out
(Information from <https://www.ofcom.org.uk>)

AGENTS NOTE

Planning permission has been granted for a development of 5 houses accessed from the lane at North Mead Farm. The access lane off Front Street is owned by North Mead Farm with a granted right of access.



Front Street, Portesham, Weymouth

Approximate Area = 1626 sq ft / 151 sq m
 Limited Use Area(s) = 41 sq ft / 3.8 sq m
 Garage = 176 sq ft / 16.3 sq m
 Total = 1843 sq ft / 171.1 sq m
 For identification only - Not to scale



Denotes restricted head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		89	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1425662



Poundbury/DW/1.5.26



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