

Symonds
& Sampson



Smithy Cottage

Plaisters Lane, Sutton Poyntz, Weymouth, Dorset

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Plaisters Lane
Sutton Poyntz
Weymouth
Dorset DT3 6LG

A substantial three double bedroom detached house set in large gardens within this highly sought after village.



- Highly sought after location in Sutton Poyntz
- Attractive views over the village and surrounding hills
- Architecturally designed Portland stone detached house
- Three reception rooms and spacious kitchen/dining room
- Three double bedrooms with en-suite shower room and modern family bathroom
 - Large gardens with a range of outbuildings
- Attached double garage with first floor workshop and store
 - Extensive parking and car port, in all around 0.30 acres

Offers In Excess Of **£750,000**

Freehold

Poundbury Sales
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THE PROPERTY

A delightful and individual detached house designed by the well known local architect Warmsey Lewis with attractive Portland stone elevations, set well back from the road in Sutton Poyntz. Dating from around 1930 the property features spacious and versatile accommodation together with an attached double garage and workshop. Situated in a peaceful and tucked away position with views over the surrounding hills and just a short walk to the village centre and local public house.

A tiled reception hall with original stripped pine doors leads into a cloakroom/WC, double aspect snug and spacious sitting room with engineered oak floors, stone fireplace and chimney breast with inset woodburning stove and French doors opening to the front garden. A door from the sitting room leads into a study with exposed stone wall and parquet floors. The open plan, double aspect kitchen/dining room is extensively fitted with a range of oak fronted wall and floor cupboards with built in electric double oven and gas hob. Tiled floors run throughout and into a utility room and two useful store rooms.

On the first floor landing is an airing cupboard, eaves cupboard and matching stripped pine doors. There are three generous double bedrooms and a modern fitted bathroom with both a panelled bath and separate shower cubicle. The main bedroom has a double aspect with built in wardrobes and an en-suite shower room with contemporary fitted suite. The second bedroom is again double aspect with attractive village views whilst bedroom three has a dressing room leading into the room.

OUTSIDE

Accessed off Plaisters Lane with a large tarmac driveway leading to a brick paved parking area to the side and around to a car port and an attached double garage with electrically operated door and stairs to a first floor workshop and store room housing the gas boiler. Large lawned gardens enjoy a south facing aspect to the front stocked with an abundance of shrubs, plants and fruit trees together with a paved sun terrace. To the side is a large vegetable garden with soft fruits and rainwater storage tanks. Within the garden a timber shed/store with electricity connected together with two greenhouses and a small pond.

SITUATION

The property is delightfully located in an elevated position within the centre of this charming village, which nestles below the chalk downs and about 3 miles to the north-east of Wemouth town centre with its Georgian Esplanade, attractive harbour and sandy beach.

The village provides access to some lovely walks across the surrounding downland, a picturesque duck pond and village pub. Sutton Poyntz is a designated conservation area and sits within in an 'Area of Outstanding Natural Beauty'.

The nearby Preston area is well served with a wide range of amenities; including doctor's surgery, hairdressers, delicatessen, general store and a small supermarket. There are also two public houses.

The county town of Dorchester is about 4 miles away and offers a

comprehensive range of shops as well as cultural, recreational and educational facilities. The coastal resort of Weymouth provides the opportunity to enjoy a range of sailing and water sport activities, and walks along the Jurassic Coastline.

Both Weymouth and Dorchester also provide main line rail links to London Waterloo and Bristol Temple Meads.

DIRECTIONS

What3words:///repeated.bandwagon.makeup

SERVICES

Mains electric, water and drainage. Gas fired central heating. Hot water and electric solar panels with feed in tariff.

Broadband - Ultrafast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. (<https://www.ofcom.org.uk>)

Local Authority

Dorset Council; 01305 221000

Council Tax Band F

MATERIAL INFORMATION

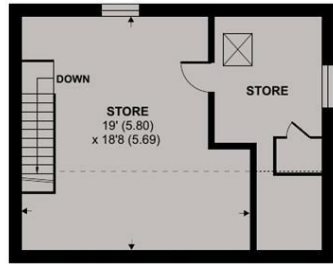
The property is found within a conversation area



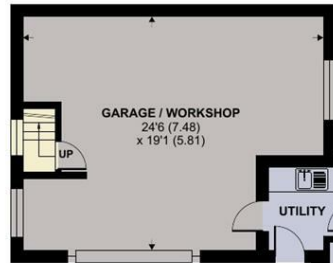
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Approximate Area = 1856 sq ft / 172.4 sq m
 Limited Use Area(s) = 153 sq ft / 14.2 sq m
 Garage = 740 sq ft / 68.7 sq m
 Total = 2749 sq ft / 255.3 sq m

For identification only - Not to scale



GARAGE FIRST FLOOR



GARAGE GROUND FLOOR



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1497400



Energy Efficiency Rating		
Current	Potential	Score
A	A	88-90
B	B	
C	C	
D	D	
E	E	
F	F	
G	G	
England & Wales		



Poundbury/DW/29.07.26



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