

Wakeham

Portland, DT5 1HW



Asking Price
£500,000 Freehold

Hull
Gregson
Hull

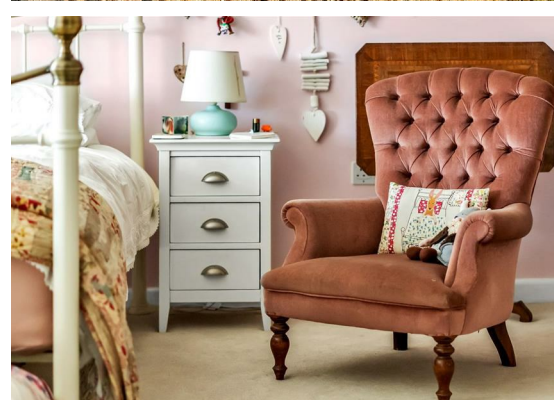
The logo for Hull Gregson Hull, featuring the company name in a bold, serif font. To the right of the text is a small icon of a lighthouse on a wave.

Wakeham

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- Beautifully Presented Grade II Listed Period Home
- Double-Fronted End Of Terrace Family Property
- Four Generous Double Bedrooms
- Versatile Fifth Bedroom / Study
- Living Room With Log Burner & Portland Stone Fireplace
- Stunning Dining Room With Original Portland Stone Walls
- Large Mature Rear Garden & Charming Courtyard
- Useful Utility, Boot Room & Additional Store Room
- Two Bathrooms & Three WCs
- Highly Sought-After Wakeham Location Close To Easton Square & Church Ope Cove





A beautifully presented GRADE II LISTED, DOUBLE-FRONTED END OF TERRACE PERIOD HOME, offering generous and versatile family accommodation arranged over three floors. Brimming with CHARACTER AND ORIGINAL FEATURES, the property provides FOUR DOUBLE BEDROOMS, A FIFTH BEDROOM/STUDY, TWO BATHROOMS, THREE WCs, A CHARMING COURTYARD AND A LARGE MATURE GARDEN, all ideally positioned within the highly sought-after area of WAKEHAM.



The ground floor welcomes you with a charming living room, where a Portland stone fireplace and log burner create a warm and inviting focal point. From here, the home continues to impress with a stunning dining room, flooded with natural light and featuring beautiful Portland stone walls, providing a real sense of history and individuality.

The kitchen is well positioned and extends through to a useful utility area, offering plenty of practical space for everyday family life. The utility room also provides access to both the courtyard and the main rear garden, making it particularly convenient when entertaining or enjoying the outside space.

Leading from the living room is a useful boot room, ideal for keeping everyday shoes and coats neatly tucked away. This also incorporates a WC and provides further access through to the courtyard. The courtyard also provides access into a useful store room, offering excellent additional storage space and further practicality for family living.

The first floor provides an excellent selection of accommodation, comprising two generous double bedrooms, together with a further room currently arranged as a study but offering the flexibility to be used as a fifth bedroom if required. This floor is also served by a family bathroom and a separate WC, making it particularly well suited to busy family life.

The second floor is home to the impressive principal bedroom, providing a wonderful private retreat, alongside a further spacious double bedroom. A separate shower room completes this floor, creating a fantastic arrangement for families, guests or those looking for additional privacy between the different areas of the home.

Externally, the property benefits from a charming rear courtyard, providing a lovely enclosed space for seating or entertaining. Beyond this lies a large and mature rear garden, offering an abundance of greenery and a fantastic setting to relax, enjoy the sunshine and spend time with family and friends.

Situated in the heart of Wakeham, the property is ideally placed for enjoying the local area, with Easton Square and its excellent range of amenities within easy reach. The picturesque Church Ope Cove is also just a short stroll away, making this an enviable location for those looking to enjoy the character, community and coastal lifestyle that Portland has to offer.

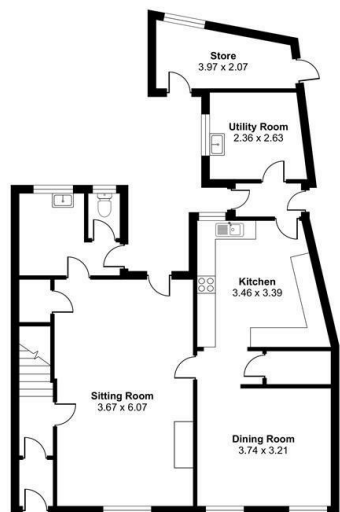
An exceptional opportunity to acquire a substantial and characterful period family home in one of Portland's most desirable locations. Viewing is highly advised to fully appreciate the space, charm and versatility this wonderful property has to offer.





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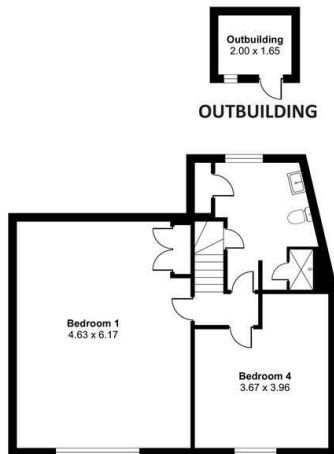
Approximate Ground Floor Area = 886.58 sq ft / 83.06 sq m
Approximate First Floor Area = 714.83 sq ft / 66.97 sq m
Approximate Second Floor Area = 643.53 sq ft / 60.29 sq m
Approximate Outbuilding Area = 35.22 sq ft / 3.30 sq m
Approximate Total Area = 2280.16 sq ft / 213.62 sq m
For identification only - Not to Scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

These floor plans are for general guidance only. All measurements and areas are approximate. No warranty or representation is made as to their accuracy, and they should not be relied upon for contractual or legal purposes. Interested parties must verify all details independently.



Sitting Room

12'0" x 19'10" (3.67 x 6.07)

Dining Room

12'3" x 10'6" (3.74 x 3.21)

Kitchen

11'4" x 11'1" (3.46 x 3.39)

Utility Room

7'8" x 8'7" (2.36 x 2.63)

Store

13'0" x 6'9" (3.97 x 2.07)

Bedroom 1

15'2" x 20'2" (4.63 x 6.17)

Bedroom 2

15'0" x 10'11" (4.58 x 3.34)

Bedroom 3

12'0" x 10'2" (3.68 x 3.12)

Bedroom 4

12'0" x 12'11" (3.67 x 3.96)

Study/Bedroom 5

8'1" x 7'10" (2.48 x 2.41)

Outbuilding

6'6" x 5'4" (2.00 x 1.65)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: End of Terrace

Property construction: Standard - Grade II Listed

Tenure: Freehold

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. In some instance, virtual staging and virtual enhancements are used. Intending purchasers should not rely on any photos or descriptions as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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