



## Verlands Road , Weymouth DT3 6BY

- Unique detached home in Sutton Poyntz
  - Amazing character and charm
  - Lovely gardens with elevated views
  - Fenced paddock for livestock/ ponies
    - Owned solar panels
- Outstanding sea and countryside views
  - Four bedrooms / two bathrooms
  - Extensive parking for larger vehicles
    - Garage / Shed / Greenhouse
    - Workshops perfect for hobbies

**Asking Price £560,000 Freehold**



### **Front entrance lobby**

Crazy paved flooring, brick walls, feature leaded light windows with stone sill, radiator, apex ceiling with beams, glazed door to ;

### **Hallway**

Lovely wood and stone tread staircase, with statement water feature, fitted wooden bench, radiator, wood panel doors to adjoining rooms.

### **Sitting room**

17'7" x 11'11"

Unique front aspect room with semi circular double glazed leaded light windows, expansive Inglenook full width fireplace with stone wall, inset fireplace, shelving, radiators, glass window providing internal view to hall, beams, outstanding sea and countryside views.

### **Dining Room / Home Office**

10'9" x 11'10"

Side aspect room, radiator, beams, wall lighting, leaded light window with view to sitting room, glazed door to;



### **Side lobby**

Side aspect leaded light window, patio door to the exterior side of property

### **Shower room**

6'0" x 8'1"

Fully tiled suite comprising shower unit, toilet, wash hand basin with vanity unit, shaver light and point, radiator, tiled floor, side aspect window,

### **Bedroom four ( ground floor)**

8'6" x 11'11"

Double aspect room, with rear garden views, radiator, wash hand basin with under cupboards, built in storage cupboard.

### **Kitchen/ breakfast room**

9'8" x 12'9"

Fitted with a comprehensive range of eye and base level units, drawers and cupboards with double sink, Neff double oven and dishwasher, Smeg fridge, Hotpoint induction hob, central island, rear windows with views towards paddock, archway to breakfast area, (3.32 x 1.41) skylight, radiator, tiled floor, rear aspect door to garden

### **Stairway to first floor landing**

Shelved airing cupboard housing lagged hot water cylinder, access to loft, velux window, beams.

### **Bedroom one**

15'8" x 18'11"

Front aspect room with outstanding sea and countryside views, radiators, range of fitted wardrobes and under eaves storage cupboard.

### **Bedroom two**

11'6" x 11'11"

Rear aspect room with lovely countryside views extending towards the White Horse, wall to wall wardrobes with lots of storage, radiator, wash hand basin with vanity unit, shaver point and light.

### **Bedroom three**

8'11" x 7'0"

Side aspect room, radiator, wall lighting, eaved ceiling.

### **Family bathroom**

8'11" x 7'11"

Side aspect room, sunken panel enclosed bath, mixer tap, shower attachment, toilet, wash hand basin, radiator, wood panelled walls.

### **Front of property**

The property has an attractive flint and stone wall with gravel entrance and lawn, leading to the front door. Being at the top of the road, it has the vantage point of superb views over Weymouth bay and the surrounding countryside.

### **Solar panels**

There are own solar panels to the front of the property and also on the garage.

### **Rear of property**

There is a raised patio, lawn leading to the side, with side access, greenhouse, timber shed with power and light.

### **Detached garage / extensive parking**

Work bench, timber beams, double aspect window and door, , up and over door which leads to gravelled driveway. The driveway is to the right hand side of the plot and provides extensive parking for vehicles .

### **Boiler room / workshop**

Covered staircase leading from garden, lighting, electric, solar, fuse box controls, central heating boiler, radiator, work bench, space for freezer.

### **Bunker room**

Perfect for garden furniture, bikes, log storage





### Paddock

Lovely paddock to the side of property with stunning open views, and fencing, making a perfect place for livestock, ponies. There is also a gravel driveway providing extensive parking and space for a horse box and larger vehicles. Please note that the neighbour to the side of the paddock can have pedestrian right of way over the field if required.



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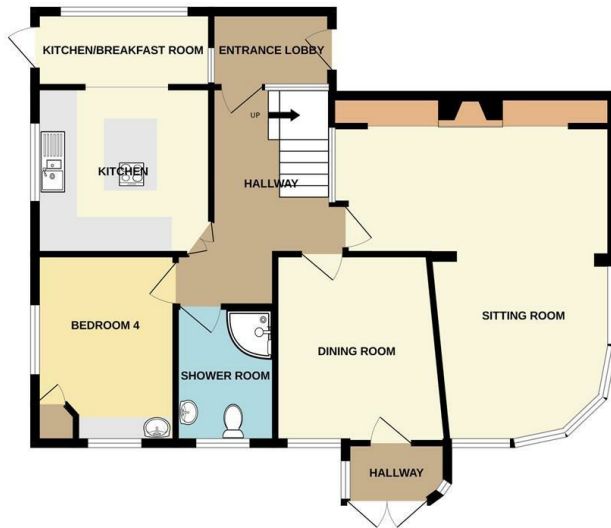


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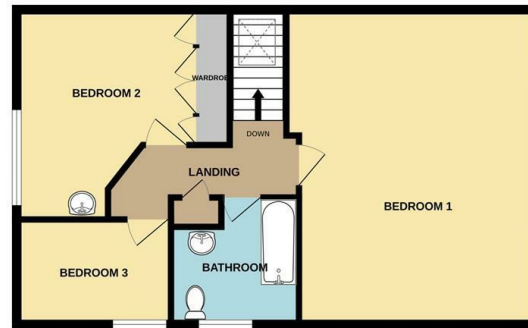


Local Authority  
Council Tax Band F  
EPC Rating C

GROUND FLOOR



1ST FLOOR



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