



Buxton Road | Rodwell | Weymouth | DT4 9PF

Offers Over £305,000

BEAUMONT  JONES

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We are delighted to bring to the market this unique and beautifully modernised converted Coach House. Offering the perfect blend of modern and character with stunning vaulted, beamed ceilings to the first floor and a charming cottage style garden. Currently set up with one bedroom but ample open-plan living space on the first floor overlooking the garden. There is further living/dining/utility accommodation on the ground floor with bi-fold doors opening into a large conservatory. There is also a large off-road parking area for up to four/five vehicles. This charming property must be viewed to be appreciated.

- A Charming late 18th Century Coach House Conversion
- Renovated to a High Specification whilst Retaining Character
- Plenty of Living Space with Stunning Vaulted Ceiling to the First Floor
- Bespoke Kitchen with Solid Wood Worktops
- Beautiful Cottage Style Garden with Outbuilding and Large Shed
- Tucked Away with Large Parking Area
- Perfect Downsize/Holiday Home/Let
- Must Be Viewed To Be Fully Appreciated
- Located Within Rodwell, Close To Local Amenities & Sandsfoot Beach

Full Description
Accommodation

Dating back to the late 18th Century, this charming Coach House conversion would make an ideal second home/holiday let. Tucked away in a private position on Buxton Road. This property offers versatile living and must be viewed to be appreciated. Entrance to the property is from the garden, which is situated to the front, along with the front elevation conservatory. The conservatory is a lovely size with further patio doors overlooking the garden and stylish bi-folding doors opening into the main house. The accommodation has been set up with the character of the property in mind, the main open-plan living accommodation is on the first floor. The ground floor offers a lovely sized reception room, with the bifold doors opening to the



A unique and beautifully converted Coach House tucked away off Buxton Road.



conservatory - this is a lovely day room overlooking the garden. There is plenty of space for a dining table and sofa area, the utility area to one end of the room offers shaker style wall and base units, a ceramic Belfast sink inset to solid oak worktops, there is also a built-in fridge and washing machine. Beautiful solid oak flooring flows through to the ground floor master suite. The bedroom area is a generous sized double bedroom with views over the garden, there is a built-in wardrobe and hallway space for storage along with a door into the en-suite. The spacious en-suite is beautifully appointed with a large walk-in shower with modern marble effect cladding, a concealed cistern WC and wash hand basin with vanity storage, all with matching splash back cladding.

Returning to the downstairs reception room, a natural wood staircase rises and turns to the first floor. This impressive open-plan living space occupies the majority of the first floor floorspace, with beautiful vaulted and exposed beamed ceilings, there is a pull-down ladder giving access to the mezzanine level which is currently used for storage. The open plan living room overlooks the garden with a light triple aspect, including a full glazed door perfectly framing the view over the cottage style garden with a Juliet balcony. There is ample space for several seating areas and this room would accommodate a large dining table. The bespoke kitchen offers shaker style wall and base units with a further ceramic Belfast sink, the units extend into the dining area to offer plenty of storage, all with solid wood worktops. The kitchen is fitted with high-end appliances including an eye-level Neff oven and microwave oven with a four ring gas hob, there is also a built-in fridge/freezer and dishwasher. This room could easily accommodate guests with a sofa bed to one end of the room and there is also a modern bathroom on this level comprising of a P-shaped bath with shower and glass screen over, low level WC and wash hand basin.

Outside

The large off-road parking area is accessed via Buxton Road, laid to block paving with pretty shrub and plant borders, gates could be added to the brick pillars to the entrance to fully enclosed the property, there is ample space here for several cars. A wrought iron gate opens into the charming walled cottage style garden. A generous size for the property with a private patio area abutting the front elevation. The remainder of the garden has mainly been laid to gravel for ease of maintenance with a block paved pathway and further patio offering space for a bistro set. There is



a large shed and further outbuilding and raised flower beds with sleeper borders and pretty planting to the rear of the garden.

Location

Located in Rodwell, on the outskirts of Weymouth's town centre and within walking distance of Weymouth's picturesque working harbour. Within close proximity to local amenities, excellent travel links including bus routes and Weymouth train station (direct links to London, Waterloo), Weymouth harbour and coastal walks. Weymouth's award-winning beach and town centre is a casual walk away and there is a good range of high street names and quirky boutiques in the adjacent lanes as well as pubs, restaurants and cafes. For a quieter retreat Sandsfoot Gardens and beach can be found nearby along with the popular Rodwell Trail offering coastal walks and a cycle path.

Rating Authority: - Dorset (Weymouth & Portland) Council.
Council Tax Band A. Services: - Gas central heating. Mains electric & drainage.

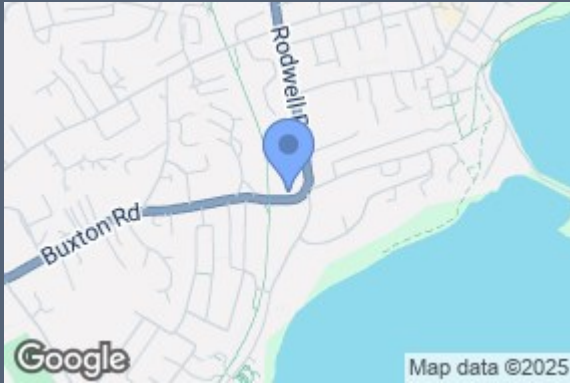
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Beaumont Jones is a member of The Property Ombudsman scheme and subscribe to The Property Ombudsman Code of Practice.



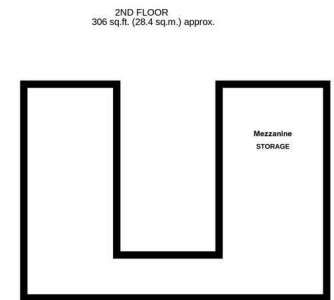
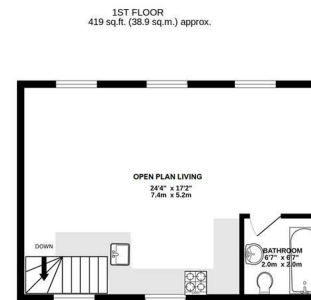
Large parking area
leading to a
generous sized
courtyard style
garden





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

We value more than your property



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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