



Bowleaze Coveyay , Weymouth DT3 6PN

- Palacial and unique coastal family residence
- Breathtaking direct sea, beach and countryside views
- Ultimate entertaining experience with dedicated games floor
 - Outstanding swimming pool, hot tub and garden room
 - Secure private parking and garage
- Designed to outstanding excellence throughout
 - Luxurious bedrooms and bathrooms
 - Bespoke solid wood kitchen
- Open plan reception areas with amazing views
- Coastal location, few minutes walk to beach.

£2,000,000 Freehold





Summary

Unique and individually designed by its current owners, this outstanding family home has the feel of luxury throughout. With entertainment and fine living in mind, it is set on four floors. The ground floor flows beautifully from its luxurious kitchen, to formal dining room, wine room, and spacious living space, with the rear vista leading to large terraces.

The vista to the rear of the property are absolutely spectacular and enjoy uninterrupted sea and beach views, as well as countryside views. On a sunny day the sunset views are out of this world.

There are five large bedrooms, en-suites, large bathrooms, all well proportioned and finished to a superb standard.

Upstairs, is bedroom five used by existing owners as a home office, perfect for a business person working from home. on the lower level which is dedicated to entertainment in its finest form, with an extensive area for parties, playing pool, having a drink at the bar, or simply sitting out on the rear terrace enjoying the stunning sea views. For seasonal weather, the terrace can be protected from the elements as it has an all weather canopy. this lower level also has its own kitchen, prep room and cloakroom, making this an absolute exceptional adult playground.

Outside, everything has been thought of, including a stunning 10 meter swimming pool, large hot tub, garden / bbq room and plenty of space for relaxing and socialising.

To the front is a large paved driveway for up to 10 cars, with garage, secure electric gates, and ambient security lighting.

The beauty of just being a couple of minutes walk of Bowleaze Cove way beach and The Esplanade, also make the location absolutely exceptional. Access to Weymouth and Dorchester is simple, with a regular train route to London and Bristol being straightforward for those who are commuting.

In summary, this property offers luxury and fine living throughout, with particular attention to entertainment and enjoying some of the very best coastal views that one could ever hope for.

Front of property

There are electric gates and door with remote controls to the front of the property, providing a safe and secure environment. The soffits have underlighting and architectural fibre glass balls provide light and ambience.

There is secure parking for up to 10 cars with block paving , side access, views to Bowleaze and Roman Hill, and access to ;

Entrance Hall

Solid oak feature arched doors and wood flooring throughout, spotlights, radiator, cloaks cupboard, bespoke central spiral staircase mixes practicality and beauty through the combination of stainless steel and the lightness of glass, with wood treads, turning the staircase into part of the décor.

Cloakroom

5'2" x 4'11"

Fully tiled suite comprising wash hand basin, mixer tap, concealed cupboards, toilet, towel rail, front aspect window.

Ground floor bedroom four

14'5" x 9'10"

Front aspect room, superb views to Bowleaze Coveaway, radiator, sliding door to;

En-suite Shower room

9'10" x 3'3"

Fully tiled suite comprising wash hand basin, concealed cupboard, toilet, shower unit with rain and hand shower, side aspect window.

Kitchen

19'8" x 14'1"

This Neptune Henley kitchen is a celebration of natural wood and traditional craftsmanship. Hidden inside its signature curved cabinets and deep drawers lie smart design innovations. The unique fittings and fixtures add understated luxury, with integral oak towel rails, built-in chopping blocks and trays.

It comprises a comprehensive range of wood finish units and drawers, Neff induction hob, Bosch extractor fan, Bosch microwave, Neff oven, integrated fridge and freezer, large larder with drawers and shelves. The central island with inset sink, mixer tap, dishwasher, concealed bins, and spacious breakfast bar features a premium and highly durable silestone work surface, which is an engineered stone-effect worktop extending throughout the kitchen, providing a feel of luxury and strength.

Side aspect obscured window, radiator, feature arch double glass doors lead to the dining room, and stable door leads to;

Boot Room

13'5" x 3'11"

Front aspect double glazed door leading to front driveway, fitted with a range of eye and base level units, fridge freezer, fully tiled, rear aspect double glazed door leading to rear garden.

Dining Room

20'4" x 19'4"

Impressive formal dining area with fitted oak bespoke storage cabinet, custom built entertaining bar with wood surface and display under lighting, sliding double glazed patio doors leading to rear terrace.

Wine Room

8'10" x 3'3"

Leading from bar area, with glazed door and tiled flooring, comprehensively fitted for fine wines.

Living Room

17'8" x 16'8"

Door from hallway, and open plan from dining room, this impressive room has tiled flooring, a range of double glazed sliding patio doors to rear terrace, side aspect obscured window, two skylights, fitted unit providing extensive storage, internal glazed window with view to circular spiral staircase and hall, concealed radiator, feature log-style gas burner stove.

Rear Terrace

39'0" x 10'5"

Expansive glazed balcony with extensive and absolutely breathtaking uninterrupted views towards Preston beach, sea views towards Weymouth Bay and Portland, and further views of countryside and Lodmoor nature reserve.

Staircase to upper floor

Accessed from entrance hall.

Bedroom five (currently home office)

22'11" x 14'1"

Spacious room with rear bay window, radiator, three skylights, wood flooring, spotlights, under eaves storage, leading to;

En-suite shower / cloakroom

7'2" x 4'7"

Shower unit, wash hand basin, vanity unit, toilet, tiled flooring,

Lower ground floor

26'2" x 26'10"

Bespoke circular staircase leads down to the lower ground floor, and opens to an attractive area with circular feature tiles, seating area, concealed radiator, glazed door leading to;

Gym

29'6" x 8'6"

Radiator, spotlights, double glazed door to rear garden, double glazed door to garage. Steps down to next lower entertainment and games/ entertainment floor.

Inner hallway

Feature archway, radiator, leading to bedrooms.

Substantial master bedroom

17'4" x 13'9"

Rear aspect room, patio doors leading to terraced balcony.





En-suite bath room

8'10" x 5'10"

Fully tiled comprising bath, rain and hand shower, toilet, wash hand basin, concealed cupboards, towel rail, spotlights, side aspect window.

Dressing Room

8'6" x 3'11"

Room comprising comprehensive hanging and storage facilities for clothing, lighting.

Substantial bedroom two

17'0" x 14'1"

Rear aspect room, radiator, patio doors leading to;

Expansive rear terrace

31'2" x 11'1"

Further breathtaking full width views of Preston beach, Weymouth Bay and Portland harbour, providing an exceptional opportunity to watch the changing vista and glorious sunsets.

Bedroom three

13'5" x 10'5"

Side aspect windows, radiator.

Family bathroom

Fully tiled with bath, mixer tap, rain and hand shower, towel rail, toilet, wash hand basin with concealed vanity unit, side aspect window.

Laundry Room

Vaillant gas central heating boiler, space for washing machine and tumble dryer, Joule water tank, radiator, cupboard housing meters, tiled floor, double glazed door to outside side of property which leads to front and rear gardens.

Entertainment level

26'2" x 26'2"

Stairway from gym room. This floor is dedicated to entertaining and enjoyment! There is an open space currently used for pool, games and parties, with a large bar, three radiators, and two bi-fold patio doors leading to a large terrace, which can be covered according to the season.

Kitchen

12'1" x 5'2"

Fitted with a range of units, work surfaces, 4 ring induction hob, extractor fan, oven, electric heater, space for fridge freezer.



Preparation room

8'6" x 3'11"

Fitted with a stainless steel sink, mixer tap, eye and base level units, radiator, towel rail.

Cloakroom

8'6" x 2'11"

Toilet, wash hand basin, vanity unit, towel rail.

Garage

20'4" x 8'6"

Automatic up and over door, side access windows, power point, access to tank.

Rear of property

There is an extensive southerly facing garden with large terraces, hot tub for 8 people, self contained barbecue/ entertaining room, outside lighting and taps. The garden is safe and secure and has an outstanding vista towards the beach and sea, making this area an amazing place to relax and enjoy.

Swimming Pool

A superb addition to the property, lies this stunning pool, approximately 10 by 5 meters, with heat pump, currently heated from April to October, with pool house to rear.



**Local Authority
Council Tax Band G
EPC Rating D**



TOTAL FLOOR AREA : 4926 sq.ft. (457.6 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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