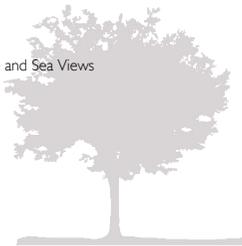




, Weymouth

A RARE OPPORTUNITY - A Spacious Six-Bedroom Home in an Area of Outstanding Natural Beauty, With Breathtaking Panoramic Countryside and Sea Views

- Two Reception rooms
- Versatile office space
- Six bedrooms with stunning outlooks
- Kitchen / Breakfast room
- Ground floor WC
- Jack & Jill en-suite facilities



Offers in excess of £700,000

# Down Farm Cottage Bincombe Down, Weymouth, DT3 5PR

## Situation

Weymouth is a beautiful seaside town situated halfway along the Jurassic Coast and just 7 miles south of the Dorset County town of Dorchester. Its charming harbour and sandy beaches attract numerous visitors and in 2012 it was the venue for the London Olympics sailing events, along with neighbouring Portland. As a result of its affiliation with the Olympics, the town has benefited from improved transport links, including a bypass and a network of cycle paths. It is also home to several nature reserves and a wealth of amenities, including some highly regarded schools. The Nearby county town of Dorchester is steeped in history and set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. The catchment schools are highly regarded and very popular and doctor's, dentist surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.

## Key Features

Upon entry, a small porch area provides access to the WC and an internal door leads to the property's hallway, which in turn, offers access to the kitchen/breakfast room and office. Bamboo wooden flooring and under floor heating continues throughout the majority of the ground floor.

The versatile office space offers exceptional flexibility to suit a variety of needs.

Located to the rear of the home is the charming kitchen/breakfast room, a good-size space benefitting from a lovely outlook and direct access onto the rear garden. The kitchen itself has been fitted with a range of two-toned wall and base level units with wooden worksurfaces over and tiled splash back. Appliances include a free-standing Calor gas cooker and dishwasher (both will stay) and there is space for a washing machine.

An opening leads through to the dining room, a light and airy space with French doors that, when opened, flood the room with natural light and invite a seamless flow between the garden and living areas.

The living room features generous proportions and is enhanced by a central wood burner, creating a cosy and welcoming aspect.

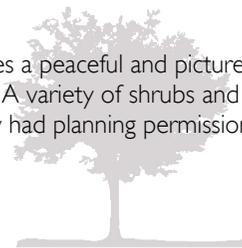
On the first floor, four of the six bedrooms and the family bathroom are situated.

All four bedrooms are double in size and benefit from a front, side or rear aspect window, whilst bedrooms one and two additionally benefit from Jack and Jill en-suite shower room facilities. Bedroom one is also accompanied by a rear aspect Juliet balcony, enjoying stunning views over the countryside.

The family bathroom has been tastefully furnished with a suite consisting of a free-standing bath with shower attachment, walk-in double shower, heated towel rail, WC and wash hand basin. The room is complete with wooden flooring.

Located on the second floor are the remaining two bedrooms, another double room with bamboo wooden flooring and a front aspect window, and a single bedroom, currently utilised as a working space.

An open garden to the rear allows the views of the rolling hills to be fully enjoyed and creates a peaceful and picturesque backdrop, with an expansive lawned area and paving abutting the property, providing an ideal spot for seating. A variety of shrubs and trees are offered throughout. To the side of the home, there is a further lawned area housing an old barn which previously had planning permission granted (now lapsed) to convert to a double garage and to the front of the home, there is a shingled driveway.



# Down Farm Cottage Bincombe Down, Weymouth, DT3 5PR

## Flood Risk

Enquire for up to date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

## Broadband

At the time of the listing, standard broadband is available.

Mobile service indoors is limited and likely, depending on the provider. Outdoors, the mobile service is likely.

For up-to-date information please visit <https://checker.ofcom.org.uk/>

Please note satellite internet with Starlink is currently installed.

## Services

Mains electricity and gas are connected. Water is supplied via a metered connection shared with the farm. Drainage is to a private cesspit. Oil fired central heating.

## Local Authorities

Dorset Council  
County Hall  
Colliton Park  
Dorchester  
Dorset  
DT1 1XJ  
Tel: 01305 211970

We are advised that the council tax band is E.

## Viewings

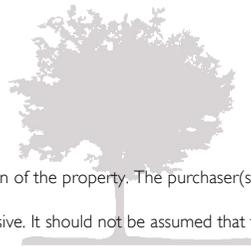
Strictly by appointment with the sole agents:  
Parkers Property Consultants and Valuers  
Tel: 01305 340860



Important notice. Parkers notify that:

- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





## Bincombe Down, Weymouth, DT3

Approximate Area = 2274 sq ft / 211.3 sq m

Limited Use Area(s) = 107 sq ft / 9.9 sq m

Total = 2381 sq ft / 221.2 sq m

For identification only - Not to scale

