



Greenhill Lodge, Greenhill, Weymouth, Dorset

Guide Price £1,250,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

An impressive Freehold, Grade II listed Georgian residence fronting the beach at Greenhill.

Greenhill Lodge
Greenhill Lodge, 18 Greenhill,
Weymouth, Dorset, DT4 7SG

A striking Grade II listed Georgian residence
believed to date back 1823

Enviably situated on the seafront at Greenhill

Stunning views over Weymouth Bay and beyond

Over 4500 Sq ft of accommodation over five storeys,
currently arranged as three self-contained apartments

Wealth of character features

Double garage

Short walk to the town and harbour

Accommodation

Please see floor plan.

Viewing strictly by appointment through
Symonds & Sampson Poundbury office
on 01305 251154





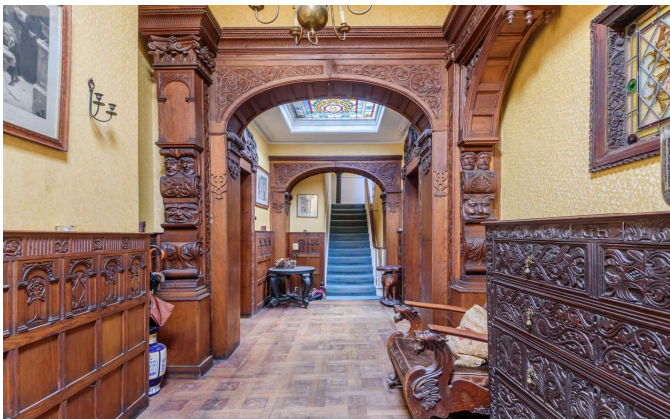
The Property

A substantial freehold Georgian residence enviably situated on the seafront at Greenhill. Currently arranged as three self-contained apartments the property offers versatile accommodation over five storeys enjoying breath-taking views over Weymouth Bay and the rolling coastal hillside beyond.

Greenhill Lodge has much history and period Georgian charm. Believed to date back to 1823, the property was built for the Penn family, who had worked with Christopher Wren. It is believed the property's original name was Penn Lodge (although there had been an earlier building on this site). The current owners have been in residence for over 36 years.

The property fronts the Esplanade with the entrance opposite the striking St Johns' Church which sits at the end of the Esplanade. From the front double timber doors open to a lobby with doors leading into to a grand entrance hallway with a beautiful carved oak panelling. It is understood that this panelling was gifted to a previous owner 'by the grateful people of Weymouth & Melcombe Regis' for their incredible work and kindness in the setting up of the local hospital.

The ground floor provides a bedroom with double aspect windows to front, brick fireplace and surround. A snug, bathroom, dining room with double doors to an impressive



sitting room with brick fireplace and full-length sash bay windows providing a stunning backdrop with views over the enclosed garden, beach, and bay. The kitchen/breakfast room with its large sash bay window enjoys the same outlook. The room is fitted with a range of wall and floor mounted cupboards with worksurfaces, built in eye level electric oven, gas hob, integrated dishwasher, fridge, and freezer. There is a utility room with plumbing for a washing machine, shower cubicle and w.c.

The first floor comprises of sitting room and bedroom both with views over the bay. There is an additional bedroom, a dining room, shower room, WC and a fitted kitchen with a range of wall and floor cupboards, worksurfaces, built in oven, hob, extractor fan.

The second storey provides a sitting room and two bedrooms all of which overlook the bay. A third bedroom and shower room. The kitchen is fitted with a range of units, worksurfaces and sink unit.

To the upper floor are two spacious loft rooms with far reaching views, both have restricted head height in places.

Externally from the rear is access to the lower ground floor, which comprises of two sizable cellars, two stores and a wine cellar. Both cellars offer a reasonable head height with potential for use as home gym, games, or hobby rooms.

The enclosed garden is well stocked with a variety of trees and mature shrubs. There are raised beds, vegetable patch and paved sun terraces, all of which are the ideal spot for sun worshippers, alfresco dining and entertaining. Gated steps lead directly onto the promenade.

We have been informed by the seller they have an arrangement in place with St Johns Church for one vehicle to be parked in the church car park. The parking arrangement may be able to be transferred to a new owner for a reasonable monthly fee.

Situation

Weymouth is a vibrant seaside resort with an award-winning sandy beach, magnificent bay, attractive Regency Esplanade, delightful harbour and marina.

Greenhill Lodge enjoys a much-coveted position fronting the beach and being ideally situated to enjoy the nearby Lodmoor Country Park and RSPB Nature Reserve. Greenhill Gardens is adjacent with a cafe, seating areas, bowls club, putting and tennis courts.

The town centre is a level walk away with a range of independent and high street retailers. There are a variety of restaurants, cafes and bars stretching along the Esplanade to the harbourside, over the swing bridge to Brewers Quay. Weymouth Station is close by with main line rail links to London Waterloo and Bristol Temple Meads.





There are stunning walks along the Jurassic coastline and the area provides the opportunity to enjoy a range of sailing and water sport activities particularly those at the Weymouth & Portland National Sailing Academy on Portland.

The county town of Dorchester is approximately 7.5 miles to the north and offers a comprehensive range of shops as well as cultural, recreational, and educational facilities. The Isle of Portland is within 7 miles. The Island boasts some spectacular views and access to Chesil Beach.

Directions

From Dorchester, take the A354 south towards Weymouth for approximately 6 miles. Take the 2nd exit at the Bincombe Bumps roundabout sign posted Preston.

Follow the road for approximately 2 miles and at the roundabout at Chalbury Corner, take the second exit turning right onto Preston Road. Continue past the Sea Life Centre and Lodmoor Public House. Keep in the left-hand lane and the property is located on the left, opposite St Johns Church.

Services

Mains gas, electric, water and drainage. Gas fired central heating system.

Local Authority

Dorset Council; 01305 221000

The property is currently subject Council Tax on each apartment.

Council Tax Bands:

Ground Floor D

First Floor C

Second Floor C

Tenure

Freehold

EPC: Listed building exemption.

PGS 09/09/22



Greenhill, Weymouth, Dorset

Approximate Area = 4558 sq ft / 423.4 sq m (excludes wine cellar)

Limited Use Area(s) = 133 sq ft / 12.3 sq m

Garage = 267 sq ft / 24.8 sq m

Total = 4958 sq ft / 460.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Symonds & Sampson. REF: 891549



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