

Symonds
& Sampson

Oaklands Guest House

1 Glendinning Avenue, Weymouth, Dorset

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1 Glendinning Avenue
Weymouth, Dorset, DT4 7QF

An attractive and beautifully presented nine bedroom Edwardian guest house with additional refurbished three bedroom owners accommodation, conveniently situated within a few minutes walk of Weymouth beach and town centre.



- Substantial and beautifully renovated Edwardian Guest House
- Ideally situated within a short walk to Weymouth's award winning Blue flag beach
- 9 letting bedrooms all with en-suite facilities
 - Excellent 5 star rating
- Impressive 3 bedroom separate owners accommodation
 - Extensive parking
- Ideal lifestyle business opportunity

Guide Price £970,000

Freehold

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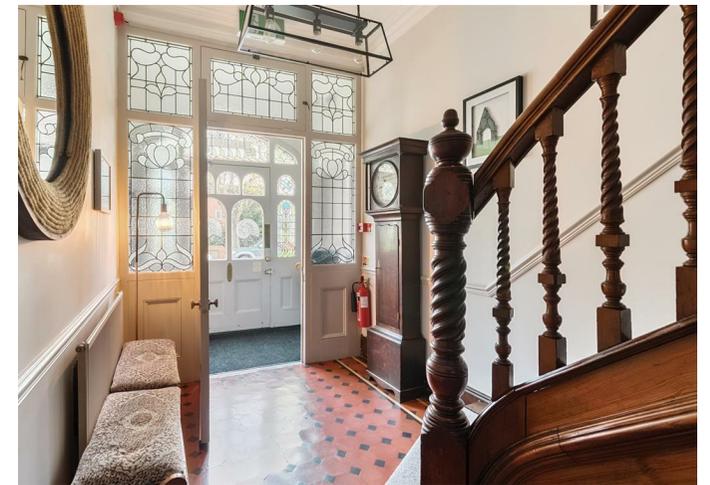
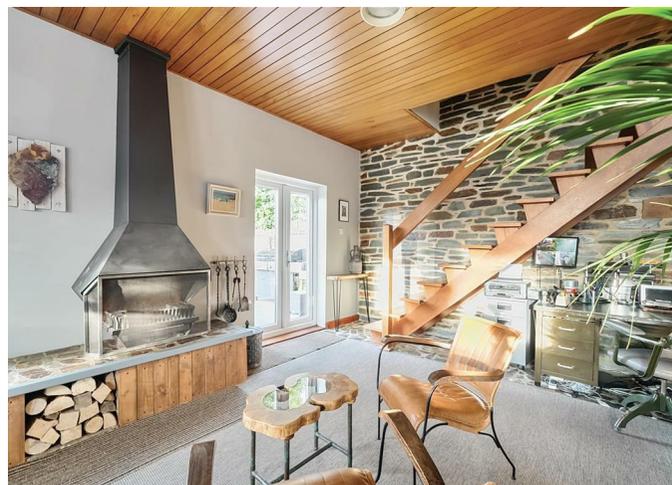


THE PROPERTY

A very impressive and attractive Edwardian nine bedroom detached guest house with additional three bedroom owners accommodation, conveniently situated within easy walking distance to Weymouth's award winning beach and town centre. Built in 1902 for Sir Frederick Johnstone who was an English racehorse owner and politician who later became High Sherriff of Dorset, the property retains a host of original character features typical of its age and type. Under the current ownership since 2017 an extensive renovation programme has been undertaken keeping as many of the original Edwardian features as possible whilst offering a contemporary and eclectic feel. Oaklands Guest House enjoys a 5 star rating with Tripadvisor with nine en-suite letting rooms producing excellent annual turnover and repeat bookings and voted one of the top guest houses nationally with fabulous customer reviews. Beautifully presented throughout, the separate attached owners accommodation has also been comprehensively updated with a host of contemporary features.

ACCOMMODATION

Oaklands Guest House accommodation is arranged over three floors with a total of nine letting rooms, all with contemporary fitted en-suite facilities and free WiFi internet. An impressive original tiled reception hall immediately gives the impression of a welcoming atmosphere and leads to the guests dining room and lounge bar. A private door opens into the owners accommodation and comprehensively fitted kitchen/breakfast room with an extensive range of wall and base units, integrated microwave and dishwasher, commercial dishwasher, twin integrated fridge/freezers, 7 ring gas Stoves range cooker and boiling tap. Beyond is a useful utility room and gas central heating boiler (the guest house has a separate gas central heating system) and a spacious open plan sitting/dining room enjoying a double aspect with French doors opening out to a lovely private garden. Stairs lead up to three first floor bedrooms, office/box room and contemporary fitted bathroom.





OUTSIDE

The front garden has a small lawned area with shrub borders and side access. A tarmac driveway provides off road parking for several cars. To the side is a further area of garden with timber shed, leading to an attractive private rear garden with timber decking patio ideally positioned to take advantage of the south and west facing aspect and leading to a level, lawned garden stocked with a variety of shrub borders. Beyond is a part walled parking area for guests with parking for up to 7 cars. Unrestricted on street parking is available within the area.

SITUATION

The house is well-positioned to enjoy this lively seaside resort. The beach is within a short walk of the beautiful Greenhill Gardens with its tennis courts, putting green and lawn bowls club. The popular Lodmoor Country Park and RSPB Nature Reserve are also within easy reach.

There are a good range of local amenities within a few hundred yards including a Post Office, Mini Supermarket, Bakery and Public Houses. The town centre is within 1 mile and provides a comprehensive range of shopping and educational facilities as well as access to a large sandy

beach and a stunning picturesque harbour which is surrounded by galleries, eateries and café/bars. The area is surrounded by rolling countryside and is well dispersed with foot and bridle paths giving access to many areas of Outstanding Natural Beauty, in particular, those along the World Heritage Jurassic Coastline. From the house, a walk along the Preston Beach promenade leads to Bowleaze Coveaway, where you can enjoy a range of water sports pursuits or join the Coastal Path to Osmington Mills. Weymouth benefits from rail links to both London Waterloo and Bristol Temple Meads as well as access via the relief road to the County town Dorchester and main road routes A35 to the south west and south east, A37 north.



DIRECTIONS

What3words:///factor.orbit.crisis

SERVICES

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

Local Authority
Dorset Council 01305 251010

Broadband: Ultrafast speed is available in the area. Highest download speed 1000Mbps

Mobile Phone: Network coverage is reported to be likely indoors and outdoors (Information from <https://www.ofcom.org.uk>)

MATERIAL INFORMATION

Current Rateable Value £9,900

Council Tax Band: Oaklands Guest House Business Rate Exempt
Council Tax Band for Owners Living Accommodation - C

EPC C

Glendinning Avenue, Weymouth

Approximate Area = 4849 sq ft / 450.4 sq m

For identification only - Not to scale



Energy Efficiency Rating	
Current	Target
A	B
B	C
C	D
D	E
E	F
F	G
G	H

64 64

England & Wales

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Symonds & Sampson. REF: 1216145



Poundbury/DW/09.12.2024



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