



41

South Road, Weymouth, Dorset

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South Road
Weymouth
Dorset DT4 9NR



- Beautifully presented accommodation
 - Three bedroom annexe
 - Two bedroom apartment
 - Two bungalows
 - 26.4 acres
 - Equestrian facilities
- Large and well-maintained landscape garden
 - Double garage
 - Superb views

Guide Price £3,000,000

Freehold

Private Treaty

Dorchester Commercial
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THE PROPERTY

A beautifully presented five bedroom farmhouse, with all bedrooms having en-suite facilities, with a two bedroom apartment at second floor level and a separate three-bedroom annexe. The farmhouse is currently used as bed and breakfast accommodation, with manager's accommodation in the apartment, and a two bedroom self-catering facility in the annexe.

There are two modest bungalows, each measuring approximately 50 sq. m, There is a large double garage, equestrian facilities, including an outdoor arena, stables and storage. There are ablution blocks with shower and toilet facilities, with a covered washing area serving Martleaves Farm's camping facility.

The property is divided into two parcels, straddling a rectangular section of land which now falls under the ownership of the Dorset Council, the rights of access over which the property enjoys. The rectangular section of land was acquired by the local authority in 1995. The total plot, including the land measures approximately 26.38 acres

BEDROOM 1

Large double bedroom with en suite, sea views over The Fleet, Chesil Beach and Portland.

BEDROOM 2

Large double bedroom with en suite, sea views over The Fleet, Chesil Beach and Portland.

BEDROOM 3

Large double bedroom, double aspect, with views over the garden.

BEDROOM 4

Large single room with en suite shower and views over the garden.

BEDROOM 5

Large double bedroom with en suite.

SITTING ROOM

Large sitting room with bay window to the front,



DINING ROOM

Large dining room with views over the garden

KITCHEN

Large farmhouse kitchen with island unit, marble worktops and AGA. Utility room and ground floor W.C.

OFFICE/STUDY

Suitable for use as business office or private study.

ANNEXE

A three bedroom annexe arranged over ground and first floor levels, with sitting room, open plan kitchen and bedrooms with en-suite facilities.

BUNGALOW 1

A one-bedroom bungalow with small private garden

BUNGALOW 2

A two-bedroom bungalow with private garden.

DOUBLE GARAGE

A large double garage with up and over doors.

OUTBUILDINGS

A useful range of outbuildings, currently providing ablution facilities for the campsite, a boiler room and utility room.

STABLES

A 10 stable block with 1 loose box and livery yard.

THE LAND

A large proportion of the land comprises approximately 22.84 acres, which slopes down from East to West to the shoreline of The Fleet. Although a small section forms part of the campsite to the north east, the remainder is used as grazing. The majority of the campsite's pitches fall within land which is owned by the Dorset Council. There is a public footpath along the site from the north and east to the south and west of the parcel of land, as well as the south west coast path, which runs along the western edge of the land. Access to the westernmost parcel of land is over land within the current ownership of the Dorset Council, which we understand acquired the land for the proposed western relief road scheme. We note that the title to this land also contains a covenant on the part of the Dorset Council, which allows free and unrestricted access with and without agricultural vehicles.

LOCATION AND SITUATION

Weymouth is very popular for its access to various watersports such as sailing, windsurfing, and kite surfing within Portland Harbour. Nearby is Sandsfoot Castle and beach, as well as Castle Cove with its Sailing Club. The nearby Rodwell Trail, stretching from Weymouth Harbour to Chesil Beach, and connecting to Portland Marina and Sailing Academy, provides access to numerous cycling and walking paths, linking coastal and countryside trails. Within a short distance from the property, a range of amenities are

available, including a general store, bakery, doctors' surgeries, dentist, hairdressers, chemist, public house, takeaways, and both Primary and Secondary schools.

Weymouth Town Centre and Brewers Quay, with their picturesque harbours, are close by with a diverse array of bistros, pubs, and restaurants, indulge in shopping at various outlets, the Georgian esplanade and sandy beach. For transportation, Weymouth offers mainline rail links to London Waterloo and Bristol Temple Meads. The property is situated some 2 miles from Weymouth's town centre, on the edge of the town, in an area predominantly in residential use.

DIRECTIONS

What3words ///veal.noon.cards

ENERGY PERFORMANCE CERTIFICATE

TBC

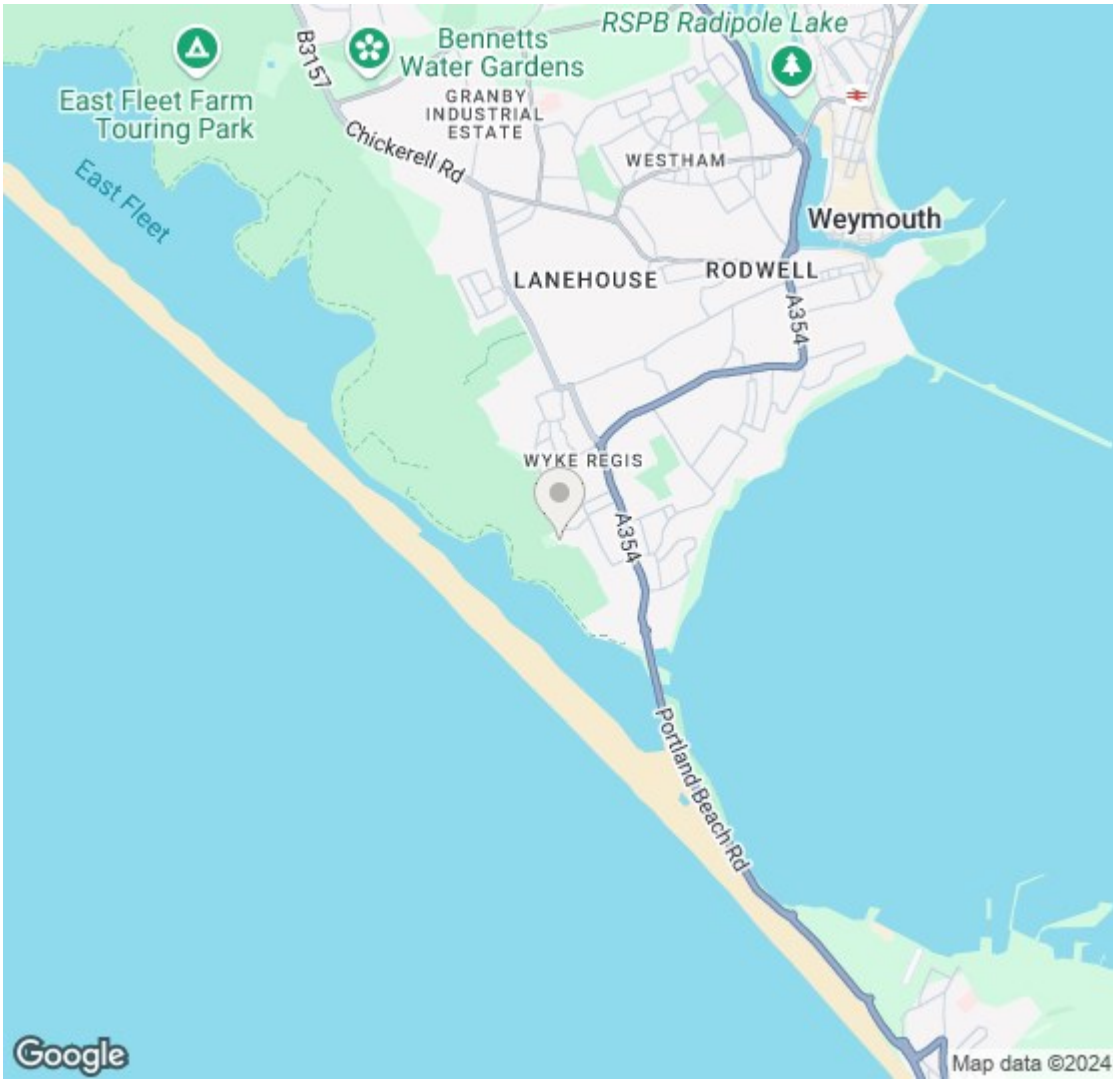
LOCAL AUTHORITY

Dorset Council (01305 221000)

Business Rates:

Holiday Accommodation at 41 South Road RV: £12,250
Stables and campsite at Martleaves Farm, South Road RV: £7, 400





RH/24/09/2024



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