




The Old Manor House
Radipole, Weymouth, Dorset, DT3 5HS



PARKERS
PRESTIGE COLLECTION

The background image shows a close-up of a weathered stone wall. In the upper left corner, there are some purple flowers. The central part of the image features a large, carved stone coat of arms. The coat of arms is shield-shaped with a central vertical element and symmetrical flourishes on either side. The stone is light-colored with some yellowish-brown staining or lichen.

A charming Grade II* listed Manor House,
with an attached annexe and outbuildings, set
within attractive landscaped gardens.

Featuring:

Reception Hall / Sitting Room / Dining Room / Kitchen / Snug
Cloakroom / Laundry Room / Boiler Room / Butlers Pantry
Master bedroom suite with mezzanine, dressing room and bathroom
Five further bedrooms / Office / Two family bathrooms / WC
Attached one bedroom annexe with kitchen, sitting room and shower room.

Gated entrance / Gravelled parking area / Landscaped gardens
Wildflower meadow / Two stone patios / Greenhouse
Covered storage / Triple garage / Coach house with double garage,
Workshop and covered parking for three cars. Large storage space above.

Approximately 1.1 acres in total



The sitting room is a light and spacious room with dual aspect windows providing plentiful natural light. The bespoke solid oak flooring comes from a single Scottish oak tree, the boards running the entire length of the room. There is a large open fireplace creating a natural focal point of the room and front aspect window seats.





The Old Manor House has been carefully restored and continuously maintained by the current owners to create a magnificent family home boasting over 5000 sq ft of living space plus an adjoining annexe of approximately 500 sq ft. Great sensitivity has been employed to maintain authenticity and preserve a wealth of original features including mullioned windows, high ceilings, flagstone flooring and exposed beams.

Originally owned by Cerne Abbey, it is believed that the oldest part of the house began life as a priest's house or an abbey grange. Humphrey Watkins of Holwell was granted the manor by Henry VIII in 1540, with Elizabeth I granting him the property for life in 1560, with the right to leave it to his heirs. The property was altered and extended around 1580 by his son Richard, whose initials 'R.W' can still be seen on the porch above the doorway.

Entrance to this impressive property is gained via a welcoming hallway that incorporates and celebrates the property's original features including its high ceilings, exposed beams, flagstone flooring and stone archways. The kitchen is presented in a traditional farmhouse style and boasts a Rangemaster gas cooker and integrated dishwasher. Beyond the kitchen is the Butlers Pantry, with fitted sink and storage. There is also a laundry and boiler room with drying racks.



There are three spacious reception rooms, all enjoying a traditional feel and period features. The dining room and snug afford original flagstone flooring, exposed beams and feature fireplaces that house decorative wood burning stoves.

Adjoining the main house is an annexe that offers living versatility and provides excellent income potential if desired. The annexe has a sitting room, kitchen, with integrated dishwasher and electric oven, a double bedroom and a shower room. Access to a rear patio can be gained via both the sitting room and the kitchen.

External Features – The property is accessed via a secure, gated entrance opening to a gravelled driveway. The delightful and secluded gardens offer a high level of privacy and are well landscaped with mature trees and shrubs that compliment the home perfectly. There is a greenhouse in the main grounds and to the rear of the property is a perfectly positioned patio surrounded by a wildflower meadow which has been designed to create a true haven for wildlife and birds. The grounds to the property are approximately 1.1 acres.

Outbuildings - There are a several outbuildings at the property including a triple garage and a large covered storage space. In addition, there is a former coach house, an attractive stone building that provides a generous workshop space, a double garage and covered parking for three cars with two large storage rooms above. These could easily be converted into an office space or potentially into living accommodation.



An impressive stone spiral staircase leads to the first floor where a spacious landing provides access to a tastefully fitted bathroom and three generous bedrooms. The master bedroom suite features an attractive open fireplace and a mezzanine that is currently utilised as a further reception room. The master suite also offers a large dressing room, well-appointed with an abundance of storage. The dressing room leads to luxury en-suite facilities comprising dual wash hand basins, a freestanding bath and a walk in shower. There are two further double bedrooms and a single bedroom situated on the second floor together with a family bathroom, a further separate wc and a generous office space.

Situation

The Old Manor House is situated adjacent to St Ann's Church in the popular Radipole area, Weymouth. The home is approximately one and a half miles from the sea and all the major supermarkets are within a five to ten minute drive. 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 2012 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 many beauty spots, nature reserves and a wealth of amenities. Weymouth Railway Station is a twenty minute walk from the home and there is an hourly service to London Waterloo which takes approximately two hours and forty minutes.

The property creates a wonderful investment / commercial opportunity, offering plenty of scope to work from home.

Services

Mains electricity, gas, water and drainage are connected. Broadband and satellite are available also. Full alarm and CCTV system.

Local Authorities

Dorset Council, South Walks House, South Walks Road, Dorchester, DT1 1UZ Tel: 01305 211970

We are advised that the council tax band is H

Viewings:

Strictly by appointment through sole agents: Parker Property Consultants and Valuers Ltd.



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24 Peverell Avenue West, Poundbury, Dorchester, Dorset DT1 3SU

Tel: 01305 340860 Email: enquiries@parkersproperty.com Web: www.parkersproperty.com

