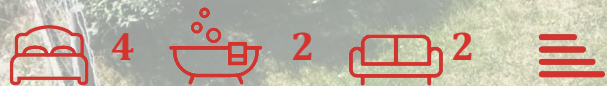




Easton Lane
Portland, DT5 1BW



Asking Price
£550,000 Freehold



Easton Lane

Portland, DT5 1BW

- Grade II Listed Individual Detached Residence
- Former Lime Kiln
- Four Double Bedrooms
- Boasting Charm & Character Throughout
- Positioned On A Generous Private Plot
- Offering Stunning Countryside & Sea Views
- Generous Sized Accommodation Throughout
- Family Bathroom & Shower Room
- Ample Off Road Parking
- Viewings Highly Advised





A simply STUNNING GRADE II LISTED detached family residence. This INDIVIDUAL FORMER LIME KILN positioned on VAST PRIVATE PLOT enjoying BREATH TAKING COUNTRYSIDE & SEA VIEWS. This beautifully presented property offers FOUR DOUBLE BEDROOMS, sizeable lounge, modern fitted KITCHEN/BREAKFAST ROOM, family bathroom and ground floor shower room. Offering AMPLE OFF ROAD PARKING and beautiful GENEROUS OUTSIDE SPACE. The property is situated a short stroll from Easton and moments from the



amenities and transport links.

Stepping through the front door is access into the former lime kiln, currently utilised as a bedroom, but equally would lend it self to a variety of purposes. To the left hand side is the first double bedroom; a generous sized room with a front aspect window. Proceeding through a glazed door is access into the downstairs shower room, perfectly positioned for use from the both bedrooms.

Entering into the main part of the house is a welcoming entrance area with fitted storage, perfect for shoes and coats, with a feature stone wall and a stable door leading out to the rear garden.

Continuing through the accommodation is a beautiful fitted kitchen comprising a range of wall and base units with wooden block worktops over, and a range of integrated appliances. The room offers ample space for a breakfast table and further seating in the sun room.

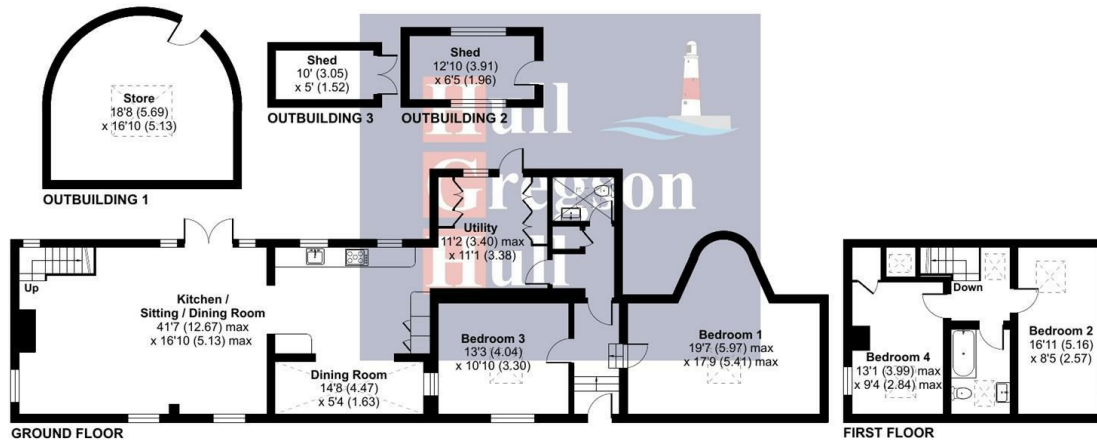
An opening leads into the lounge diner, a large room providing space for a large formal dining table and a range of living room furniture. The room is complete with French doors onto the garden, a wood burning stove and stairs to the first floor.

The first floor landing is bright and airy with access into the two bedrooms and family bathroom. Bedroom one is a double bedroom with fitted wardrobes and a large aspect window. Bedroom two is currently utilised as a dressing room by the owners, but is sized big enough perfect for a bedroom. Completing the first floor is a bathroom with the family bathroom. The garden looks out to the quarry at the rear and has views across Portland and the sea to the south. From the top of the garden is access into the top of the former lime kiln, currently used as a storage area.



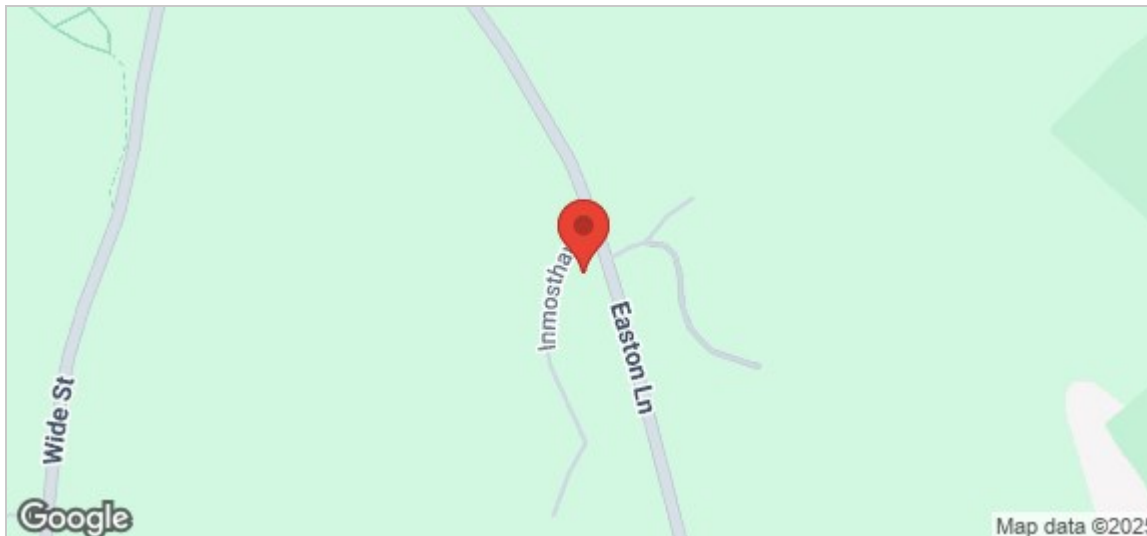
Lime Kiln, 2 Easton Lane, Portland, DT5

Approximate Area = 1873 sq ft / 174 sq m
Outbuilding = 410 sq ft / 38 sq m
Total = 2283 sq ft / 212 sq m
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1202518



Sitting Room

25'3 x 16'11 (7.70m x 5.16m)

Kitchen/Breakfast Room

15'3 x 10'3 (4.65m x 3.12m)

Utility/Boot Room

11'4 x 11'4 (3.45m x 3.45m)

Bedroom One

16'11 x 8'5 (5.16m x 2.57m)

Bedroom Two/Dressing Room

17'1 x 9'2 (5.21m x 2.79m)

Family Bathroom

Bedroom Three

13'4 x 11'4 (4.06m x 3.45m)

Bedroom Four/Old Kiln

19'7 x 16'8 (5.97m x 5.08m)

Ground Floor Shower Room

Outbuilding

19'3 x 16'10 (5.87m x 5.13m)

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached

Property construction: Standard

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.
checker.ofcom.org.uk/

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

12 Easton Street, Portland, Dorset, DT5 1BT

Tel: 01305 822 222 Email: office@hgh.co.uk www.hgh.co.uk