



Instinct Guides You



## Church Street, Weymouth, DT3 5QB Guide Price £750,000

- Stunning Character Cottage
- Beautiful Setting
- Upwey Village
- Additional Separate Annex
- Large Manicured Garden
- Garage & Outhouse
- Garden/Hot Tub Room
- Two Reception Rooms
- Modern Kitchen & Bathrooms
- Versatile Layout



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Set within the idyllic setting of Upwey Village, this charming grade II Listed character cottage combines timeless period features with modern comfort, surrounded by beautiful gardens that enhance its peaceful appeal. The property enjoys a picturesque position within easy reach of Weymouth, the coast, and stunning countryside walks. Offering generous accommodation alongside a self-contained one-bedroom annex, it provides excellent versatility for extended family, guest accommodation, or potential income use.

The main house is rich in character, with exposed beams, stonework, and original features throughout. The ground floor includes a spacious living room centred around a feature fireplace, ideal for relaxing or entertaining. A second reception room serves as a formal dining area, while the country-style kitchen offers a range of fitted units, wooden worktops, and garden views. A separate utility room and cloakroom provide practicality and additional storage space.

Upstairs, the main house offers three bedrooms, each filled with natural light and showcasing the home's character. The principal bedroom enjoys generous proportions, while two further bedrooms provide flexibility for family, guests, or a home office. The first floor is served by a stylish bathroom featuring a freestanding bath and a separate shower room.

The annex is entirely self-contained, accessed separately from the main house for privacy. It features its own kitchen and living space, a conservatory overlooking the gardens, and a comfortable double bedroom, and stylish shower room making it perfect for guests or independent living.

Externally, the property is surrounded by beautifully landscaped gardens with mature planting, lawns, and multiple seating areas, offering a tranquil outdoor retreat. The outbuildings include a large garage, gym, store, and a dedicated garden/hot tub room, adding to the home's lifestyle appeal.

This charming cottage in the heart of Upwey Village perfectly captures the essence of Dorset living, combining character, comfort, and versatility in an idyllic countryside setting close to Weymouth and the Jurassic Coast.

#### **Living Room 14'1" x 12'5" (4.3 x 3.81)**

**Dining Room 12'9" max x 12'5" max (3.9 max x 3.81 max)**

**Kitchen 17'3" x 7'8" (5.28 x 2.34)**

**Kitchen/Living Room 16'9" x 14'5" (5.11 x 4.41)**

**Conservatory 15'6" x 8'6" (4.74 x 2.60)**

**Bedroom One 18'6" x 9'4" (5.66 x 2.87)**

**Bedroom Two 13'3" x 12'3" (4.04 x 3.75)**

**Bedroom Three 13'8" x 8'7" (4.17 x 2.64)**

**Bedroom Four 16'7" max x 11'2" max (5.06 max x 3.42 max)**

**Large Garage 16'7" x 16'3" (5.08 x 4.96)**

**Gym 11'3" x 6'5" (3.44 x 1.98)**

**Store 11'11" x 8'2" (3.64 x 2.49)**

**Garden/Hot Tub Room 22'9" max x 21'5" max (6.95 max x 6.55 max)**

#### **Agents Notes**

Please note the access to the garage is narrow and would only suit small vehicles.





### Church Street, Weymouth, DT3

Approximate Area = 1781 sq ft / 165.4 sq m  
 Limited Use Area(s) = 176 sq ft / 16.4 sq m  
 Garage = 514 sq ft / 47.8 sq m  
 Outbuilding = 401 sq ft / 37.2 sq m  
 Total = 2872 sq ft / 266.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©RtHcom 2025.

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Wilson Tominey  
WEYMOUTH & COASTLINE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

