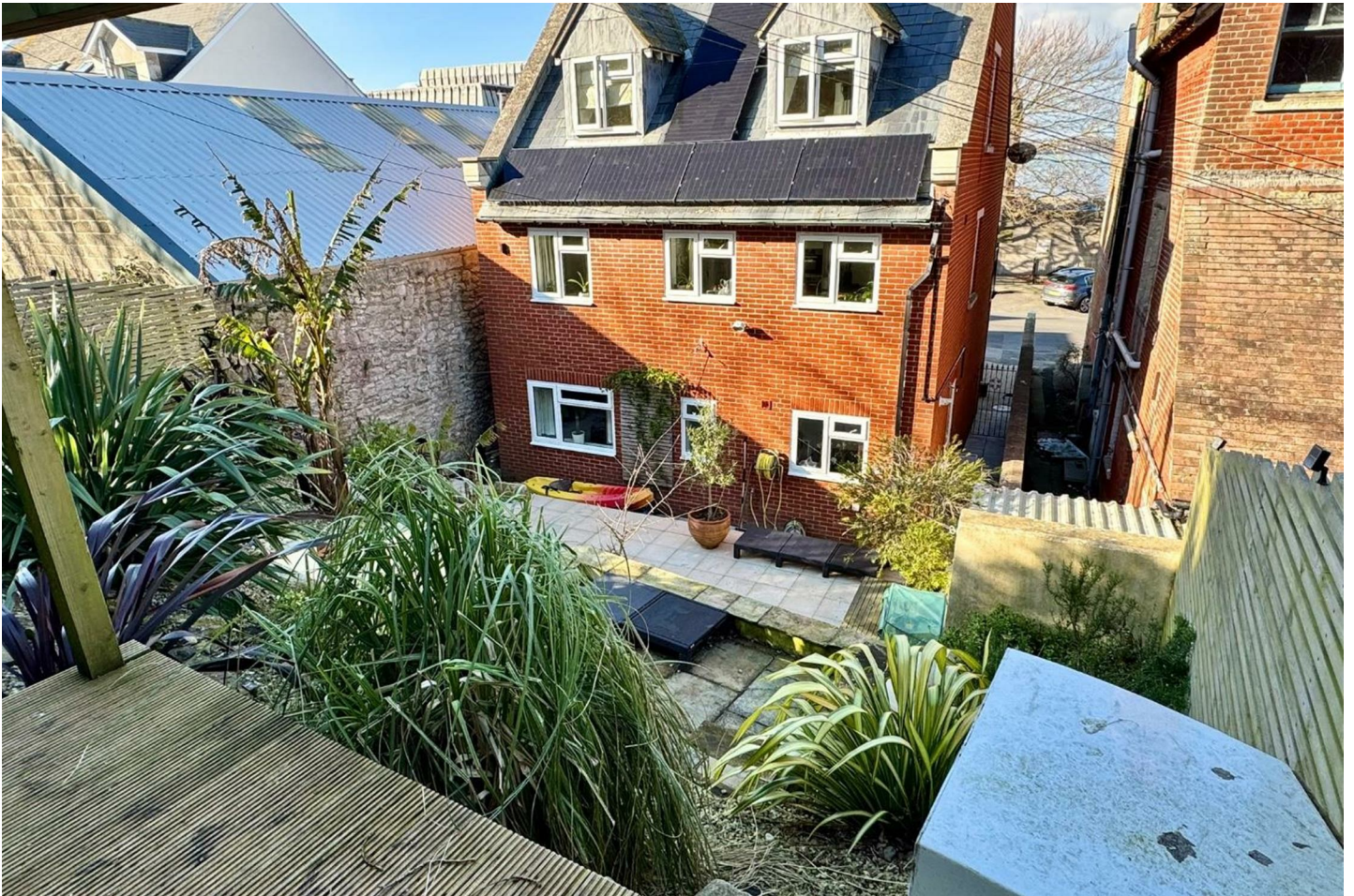




Instinct Guides You



Castletown, Portland £425,000

- Substantial Family Home Over Three Floors
- Integral Garage & Driveway Parking
- Beautifully Landscaped Mature Garden
- Spacious Living/Dining Room With Balcony
- Close To Coastline & Portland Castle Beach
- Attractive Modern Kitchen
- Versatile Ground Floor Living
- Amenities & Sailing Academy Nearby
- Solar Panels Owned By Property
- Some Sea Views



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Wilson Tominey are delighted to present Barbary House, a unique, substantial family home with accommodation over three floors. It offers expansive living space with the option for semi-separate ground-floor living. The home enjoys generous proportions throughout, a balcony, garage and some sea views.

Ground floor

The ground floor offers excellent versatility with two large bedrooms complemented by a shower room that features a double shower cubicle with a mixer shower, WC and basin. Bedroom 2 is large enough to be repurposed as a living room, offering an element of semi-independent living. A practical utility room provides direct access to the garden and side access. Integral access to the garage completes the ground floor.

First floor

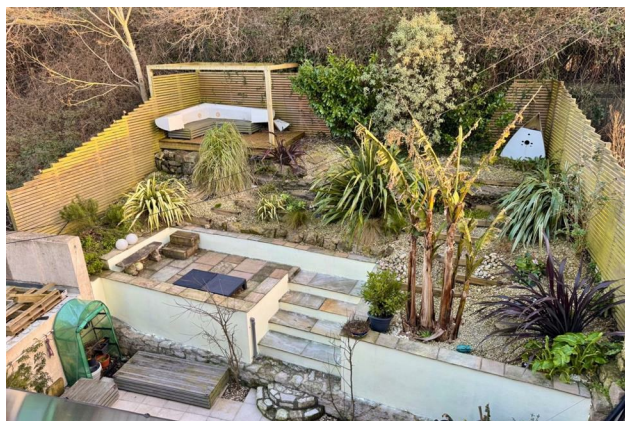
A generous landing with a side sash window and an airing cupboard leads to the living/dining room, kitchen, Bedroom 5 and the family bathroom. The living/dining room is the hub of the home and offers a bright space with log burner, two front sash windows and a door onto a balcony with far-reaching sea views. The kitchen offers ample modern cabinetry with integrated main oven and combi oven/microwave, an induction hob, dishwasher and full-size fridge, plus two rear windows overlooking the terraced garden. Bedroom 5 is a good single currently used as a home office. The family bathroom has a panelled bath with shower attachment, WC and basin.

Second floor

The top landing opens to bedrooms 1 & 4 and a contemporary shower room. Bedroom 1 is a generous double with dual-aspect windows, fitted sliding wardrobes and an additional built-in cupboard, Bedroom 4 is a double with a front window and sea views. The shower room is wet-room style with a mixer shower, WC, basin, underfloor heating and a rear window overlooking the garden.

Garden

The rear garden has been tastefully landscaped, enhancing usability, and planted with a diverse range of plants and shrubs. There are 10 solar panels included with the house, together with an 8.5 kW battery.



Room Dimensions

Living/Dining Room 23'3" max x 15'7" max (7.10 max x 4.76 max)

Kitchen 13'10" max x 8'7" max (4.22 max x 2.63 max)

Utility Room 8'5" x 7'7" (2.58 x 2.33)

Garage 18'8" x 8'5" (5.70 x 2.57)

Bedroom One 16'7" x 9'10" (5.06 x 3.02)

Bedroom Two 15'7" max x 8'11" (4.77 max x 2.74)

Bedroom Three 15'10" x 8'11" (4.85 x 2.74)

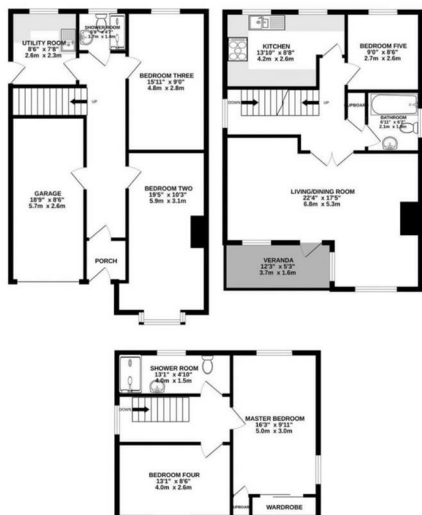
Bedroom Four 13'1" x 8'6" (4.00 x 2.60)

Bedroom Five 8'11" x 8'7" (2.74 x 2.63)

Shower Room 12'11" x 4'10" (3.94 x 1.48)

Bathroom 6'10" x 6'2" (2.10 x 1.88)

Ground Floor Shower Room 5'9" x 4'6" (1.76 x 1.38)



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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Important Notice: Particulars are prepared for marketing purposes only and should not be treated as a statement of the condition of any building, fixture or appliance. All measurements, floor plans and lease/ maintenance are approximate and not to be relied upon. Purchasers should make their own checks before relying on any of the information provided herein. * For double glazing and gas radiator heating, it is where specified.