

Wakeham

Portland, DT5 1HS

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Offers In Excess Of
£650,000 Freehold

Hull Gregson Hull

Wakeham

Portland, DT5 1HS

- Substantial Detached Family Residence
- Beautifully Converted Former Public House
- Five Generous Double Bedrooms & Three En-Suite Bedrooms
- Boasting Accommodation Arranged Over Three Floors
- Luxurious Principal Suite
- Four Reception Areas
- Impressive Country Style Kitchen/Diner
- Character and Period Features Throughout
- Oversized Integral Garage & Utility Room
- Attractive Outdoor Spaces

















MERMAID HOUSE is an exceptional DETACHED FAMILY RESIDENCE, beautifully created from the conversion of a historic public house and set within the charming coastal enclave of WAKEHAM, PORTLAND. Offering an impressive BLEND OF CHARACTER, SCALE AND REFINED MODERN LIVING, this striking home presents immaculate and imposing accommodation arranged across THREE GENEROUS FLOORS. The property features three elegant reception rooms, a substantial country-style kitchen/dining room designed for both family life and entertaining, five well-proportioned DOUBLE BEDROOMS, a family bathroom and three luxurious en-suite facilities. Further enhancing the home's practicality and appeal is a dedicated utility room, integral OVERSIZED GARAGE, and a car port with additional parking. Outside, BEAUTIFULLY MAINTAINED GARDENS provide a private and tranquil setting, completing this remarkable and highly distinctive coastal residence.

You are greeted by a welcoming entrance hallway, which provides access to all of the principal ground



floor rooms and immediately sets the tone for the space and character found throughout the property. The dual-aspect living room enjoys views over the front of the property and the charming enclosed courtyard, complete with an attractive fish pond, creating a tranquil and inviting setting. A cosy snug or reading area offers the perfect retreat and flows effortlessly into the impressive main sitting room. This fantastic space is flooded with natural light thanks to three sets of French doors, while a beautiful feature fireplace forms a striking focal point, making it an ideal room for both relaxation and entertaining. The large open-plan country-style kitchen and dining room runs the full length of the property, providing a superb hub for family life. The dining area enjoys a front aspect and features a characterful Portland stone fireplace fitted with a wood-burning stove, adding warmth and charm.

The kitchen itself is fitted with a wide selection of colour-matching eye and base level units, complemented by generous work surfaces and space for a Range-style cooker. French doors from the kitchen open directly onto the rear garden, seamlessly connecting indoor and outdoor living. Stepping down from the kitchen area provides access to the oversized integral garage, which benefits from an up-and-over door and offers excellent storage and workshop potential. Completing the ground floor accommodation is a useful utility room accessed from the garage, which also provides a further external door leading to the rear of the property.

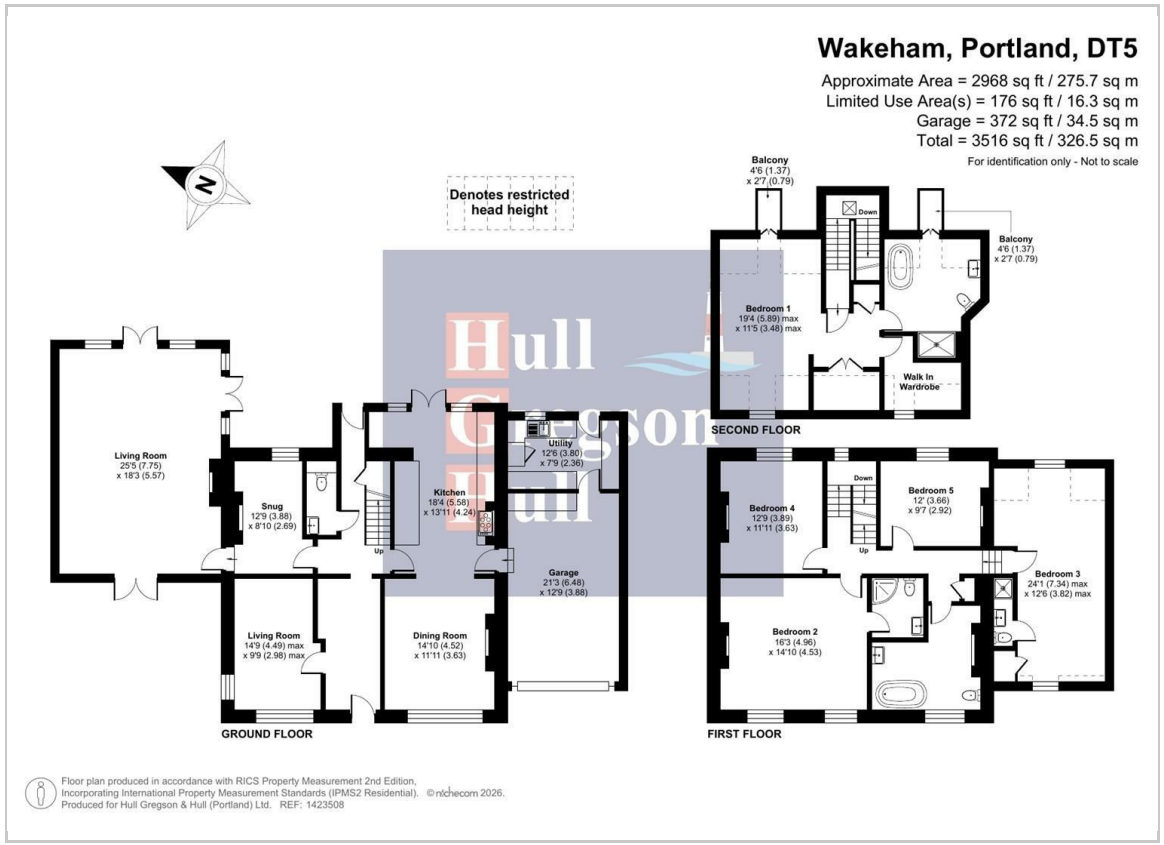
Located on the first floor are bedrooms two, three, four and five, all well-proportioned and thoughtfully arranged to provide comfortable and versatile accommodation.

Bedroom two is a generous double bedroom benefiting from its own en-suite shower room, creating an ideal guest suite. Bedroom three, currently utilised by the vendors as a home office and studio, is another spacious room featuring built-in storage and the added advantage of an en-suite facility. Bedrooms four and five are further double bedrooms, both enjoying pleasant outlooks and ample space for bedroom furnishings. Serving these rooms is the impressive family bathroom, a striking and characterful space featuring a freestanding roll-top bath, wash hand basin and WC, combining classic style with everyday practicality.



Occupying the second floor is the imposing principal suite, an impressive and private retreat occupying the entire upper level of the home. The generous double bedroom area enjoys an abundance of natural light and benefits from a rear-aspect balcony, providing a wonderful vantage point over the garden and the beautiful views beyond. The suite is further enhanced by a spacious walk-in wardrobe, additional built-in double storage, and a substantial en-suite bathroom. This luxurious space also enjoys access to its own rear-aspect balcony, creating a peaceful setting to relax and take in the surrounding outlook, completing this superb principal suite.

Set within elegant Portland stone walling, the garden enjoys a high degree of privacy and a beautifully enclosed setting. Designed for both relaxation and entertaining, the space features a generous patio seating area, ideal for al fresco dining, alongside a well-maintained lawn bordered by an attractive collection of mature shrubs and established planting, which provide year-round interest and a sense of maturity to the landscape. Enhancing the versatility of the garden is a separate garden room, thoughtfully fitted with power and plumbing, offering excellent potential as a home office, studio, or additional entertaining space. The garden also provides a seamless connection to practical amenities, with gated access leading directly to additional parking and the car port, ensuring both convenience and discretion. Overall, the garden presents a charming and secluded outdoor environment, perfectly complementing the character of the property.





Living Room One
14'9 max x 9'9 max (4.50m max x 2.97m max)

Snug
12'9 x 8'10 (3.89m x 2.69m)

Living Room Two
25'5 x 18'3 (7.75m x 5.56m)

Kitchen
18'4 x 13'11 (5.59m x 4.24m)

Dining Room
14'10 x 11'11 (4.52m x 3.63m)

Integral Garage
21'3 x 12'9 (6.48m x 3.89m)

Utility Room
12'6 x 7'9 (3.81m x 2.36m)

Bedroom Two With En-suite
16'3 x 14'10 (4.95m x 4.52m)

Bedroom Three With En-suite
24'1 max x 12'6 max (7.34m max x 3.81m max)

Bedroom Four
12'9 x 11'11 (3.89m x 3.63m)

Bedroom Five
12' x 9'7 (3.66m x 2.92m)

Family Bathroom

Bedroom One With Balcony
19'4 max x 11'5 max (5.89m max x 3.48m max)

En-suite With Balcony

Walk-In Wardrobe

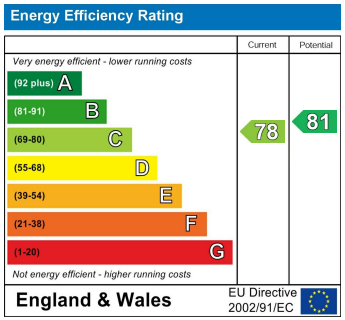
Additional information

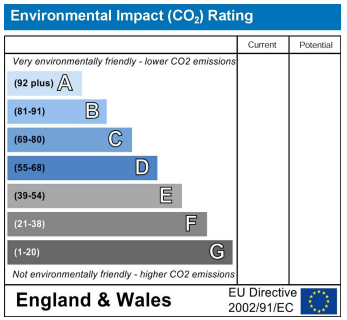
The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached
Property construction: Standard
Tenure: Freehold
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.





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