

# INIGO



## *Chesil Gallery*

PORTLAND, DORSET

£749,950 FREEHOLD

This beautifully renovated three-bedroom, three-storey house occupies a sublime location on the Jurassic Coast's Chesil Beach. Under current ownership, a series of sensitive yet brilliant interventions have been added, including external shutters made by a local craftsman and a serene colour palette that enhances the coastal light that ripples throughout. A generous internal plan of over 2,000 sq ft is added to by the brilliantly conceived tiered garden, where flowering beach plants such as sea kale and thrift wave in the breeze. Chesil Gallery is a perfect foothold from which to explore Dorset's historic towns, unspoilt stretches of coast and expansive Area of Outstanding Natural Beauty.

### *Setting the Scene*

One of three major shingle beach structures in the UK, Chesil Beach runs for 18 miles from West Bay to the Isle of Portland. Fittingly, the word 'Chesil' derives from 'chessil', the Old English word for gravel or shingle. Notorious for being a major shipwreck site in bygone times, the coastline today is known and loved for its big skies and varied wildlife.

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Chesil Gallery lies just behind the beach, its stony shores extending immediately from the house's perimeter. The site was once two cottages, likely used by fishermen and their families during the 17th and 18th centuries and was later transformed into a coaching house and stables at the turn of the 20th century. In 1973, after falling into disrepair, it was bought by an artist/scientist who rebuilt the building to modern standards. Under his guardianship and that of the subsequent owner, who designed and constructed the garden and paths, the house was for many years well known as an art gallery, before it was further extended to become a spacious residence. During renovations, the end walls of the original building were preserved, while the rest were constructed using Portland stone. The interior is architecturally striking, with sections of reclaimed timber including a primary supporting beam that measures 39 feet in length.

### *The Grand Tour*

Approached via a quiet lane, the house is bordered by tall stone walls and a gated entrance, which provides excellent privacy. The Gallery's private parking area, with space for three vehicles, lies adjacent to the north garden. There is also parking available on the lane.

The house has been the subject of several significant interventions under its current ownership; windows have been replaced, soft carpet and blackout/sun-filtering blinds have been added, and lighting fixtures have been upgraded. A water softener has been integrated, as has a new energy-conserving boiler.

Chesil Gallery has several entrance points: from the lower level via the courtyard garden, or from the upper storey, which directly abuts the pebble bank of the beach. From the main upper-level entrance, a generously wide, galleried mezzanine opens out across the first floor. Room-length bookshelves have recently been added, making it a wonderfully atmospheric spot to curl up with a book. The space is currently used as a dining room, though its flexibility would lend well to various uses. A bright, carpeted attic (accessed by a pull-down ladder) above the mezzanine provides a large storage capacity. Dark brown timber floorboards run underfoot on the mezzanine and across much of the home, pairing elegantly with white-painted walls.

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An original timber staircase from here leads down to the ground floor. Arranged in a predominantly open plan, the primary living space has an easy flow from one room to the next, with large skylights overhead inviting an excellent quality of natural light to flood in during the course of the day. The living room sits centrally, arranged around an open stone fireplace that provides a focal point during the colder months.

The kitchen and a relaxed dining area are positioned at the far end of the ground floor, with French doors leading out from here to the north courtyard. Bespoke Welsh slate worktops and appliances are built into hand-crafted joinery, and the kitchen is equipped to a high specification, with a four-oven electric AGA, a separate two-burner gas hob, a full-sized combined fan oven, and a microwave set below this. Two refrigerators and two freezers are hidden within a sleek off-white unit that includes a large pantry section, and there is also a full-sized dishwasher and a deep sink.

On the ground floor, adjacent to the kitchen, there is a WC and extra storage space

At the other end of the ground floor is a large utility space or studio with newly built-in cupboards and hanging space, and a washer/dryer. Once a garage, this area could be returned to its former use if required.

Occupying the top floor, the house's main bedroom suite is light and atmospheric. Triple-aspect windows provide views over the pebbles of Chesil beach and towards the cliffs, creating a soothing, restful backdrop. A neat en suite lies adjacent, with a bath and a similarly delicate scheme. Two additional bedrooms lie at either end of the first floor, both with en suite shower rooms and built-in storage.

### *The Great Outdoors*

The terraced courtyard gardens have been beautifully maintained over several years, with beds of Mediterranean plants, trees and shrubs. Seating areas have been strategically placed to enjoy the morning, midday and evening sun and outdoor dining beneath the big Dorset skies.



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The sale also includes a parcel of land of around 13 by 10 metres, lying immediately adjacent to the north garden; a substantial plot with a log store constructed at one side, it is currently used for parking but could suit a variety of uses.

Uniquely, the beachfront is easily accessed via a low boundary wall on one side of the house, where long coastline and cliff-edge walks are directly accessible from the home.

### *Out and About*

The Isle of Portland, the sea wall and the traditional fishing village of Chiswell are rich in maritime history. Natant and ornithological wildlife is abundant on Chesil Beach and the Fleet Lagoon, and the area has a rich variety of surfing, kayaking, diving and kite surfing activities. The National Sailing Academy and Portland Marina are quickly reached on foot. There are active scuba diving clubs based nearby that dive the wrecks off Chesil Cove, a short walk from the house. Both Portland and Weymouth are centres for bird enthusiasts, with Portland Bird Observatory and RSPB Radipole both within easy reach.

A good selection of independent shops and supermarkets are within easy reach, including Crab House café, a particular favourite among local residents. The well-known Cove House Inn is just a short walk from the house and dates to some time before the 1840s. The outstanding Catch at the Old Fishmarket restaurant is to be found in Weymouth, about 15 minutes' drive away. The county town of Dorchester, where the excellent Dorset Museum, among many attractions, is located, is about 30 minutes' drive.

The long stretches of sandy beaches at Weymouth are within easy reach, as are charming villages and towns on the coast such as Abbotsbury, Bridport and Lyme Regis. The area has plenty of public footpaths, and the South Coast Path, which circles Portland, runs along the side of Chesil Gallery's gardens.

Portland has both a state-run primary school and a state-run secondary school, with further options in Weymouth.

Mainline rail connections to London Waterloo run from Weymouth, with journey times of around two hours and forty minutes, while trains run to Bristol Temple Meads in approximately 90 minutes.

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Council Tax Band: B



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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.