

THE MODERN HOUSE



Portland, Dorset
Sold

Pebble Lane

Occupying an outstanding coastal location, this beautifully renovated three-bedroom home is located on Chesil Beach forming a much-coveted area of the Jurassic Coast, a UNESCO World Heritage Site. The internal living space of over 2,020 sq ft artfully combines period features with modern interior details apportioned across its three storeys. Two sunny courtyard gardens provide excellent outside space, with immediate access to the long stretches of coastline.

The Tour

Approached via a quiet lane, the house is bordered by a tall stone wall and a gated entrance, which provides excellent privacy. Private parking is available in an adjacent plot (available by separate negotiation), within the garage, or on the lane itself.

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There are several entrance points to the house: from the lower level via the courtyard garden or from the upper storey, which directly abuts the pebble bank of the beach. From this main, upper-level entrance, a generously wide, galleried mezzanine opens out across the first floor. It provides great versatility of use as a secondary dining area or study, decorated in a beautiful deep charcoal blue with solid-oak floorboards underfoot.

A pitched roof and double-height ceilings create a sense of open space and volume, intersected by the original thick oak beams. The main bedroom, accessible from this level via an internal staircase, is a beautifully light room. From here there are views along the coastline and an en suite bathroom is interlinked. The two additional bedrooms are also positioned on the first floor, each with an excellent provision of storage space and each served by its own bathrooms.

An original timber staircase 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 throughout the course of the day.

The kitchen is positioned at one end with bespoke worktops finished in Welsh slate and appliances built into hand-crafted joinery. The dining area is arranged in one corner of the room, with a pair of French doors leading directly out to the courtyard from here also.

Timber-framed internal glazing provides a neat division to the living room, where the fireplace offers a natural centrepiece to the room. The integral garage is currently used as a large utility space. It is another section of the house that offers great flexibility of use, with an external door leading out to the second courtyard garden. There is also a ground floor cloakroom.

Outside Space

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 alfresco dining under the star-lit skies.

The Area

Quite 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.

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 picking of surfing, kayaking, diving and kite surfing activities. The National Sailing Academy and Portland Marina quickly reached on foot.



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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 pre-dates the 1840s.

The long stretches of sandy beaches at Weymouth are approximately 15 minutes' drive away. Mainline rail connections to London Waterloo run from Weymouth, with journey times of around three hours or Bristol Temple Meads in 90 minutes.

Council Tax Band: B



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.