



4 THE MANOR CATHERSTON LEWESTON

Bridport, DT6 6LZ

Price Guide £765,000

MAYFAIR
TOWN & COUNTRY

PROPERTY DESCRIPTION

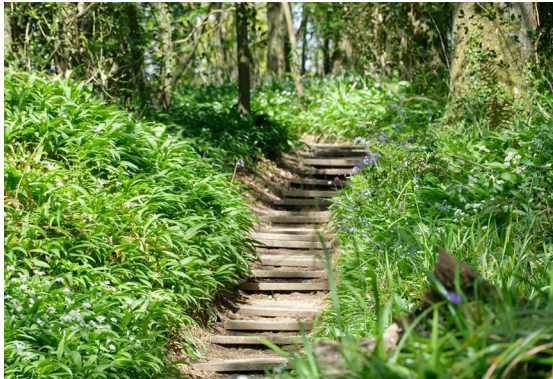
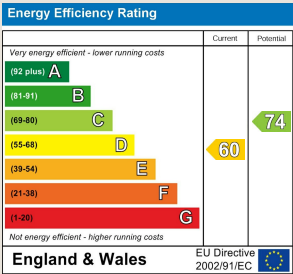
Located in the picturesque village of Catherston Leweston, this charming property offers a delightful blend of comfort and character. As you approach the house, you will be greeted by a welcoming façade that hints at the warmth within. The interior boasts a spacious layout, ideal for both family living and entertaining. Natural light floods through the windows, creating a bright and airy atmosphere throughout the home. The well-appointed kitchen is a chef's dream, providing ample space for culinary creations, while the adjoining living areas offer a cosy retreat for relaxation. The property features several generously sized bedrooms, each designed to provide a peaceful sanctuary for rest. The bathrooms are tastefully finished, ensuring comfort and convenience for all residents. Outside, the communal garden and private woodland presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, play, or simply soaking up the sun.

Situation

The property lies in an elevated position about 1 mile from the seaside village of Charmouth, walking distance from the beach. Charmouth is a delightful unspoilt seaside village set in an Area of Outstanding Natural Beauty with its Jurassic coastline being awarded UNESCO World Heritage Site Status. The blue flag beach itself is well renowned for its fossils, and it is a great attraction for both amateur and experienced hunters alike. The village offers excellent amenities including newsagents/general store, bakery, hairdresser, doctors surgery, library, two pubs, a playing field & park and tennis club. Much of the surrounding countryside is either owned or controlled by the National Trust, with an abundance of footpaths on the doorstep.

Local Authority

Dorset Council Tax Band: E
Tenure: Freehold
EPC Rating: D



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Accommodation

With origins dating back to the 14th Century, Catherston Manor has a most interesting history and is justifiably Grade II Listed of historical and archaeological importance. During the 20th Century, the Manor was divided into seven unique homes, with 4 The Manor being the standout home within the building having retained the main part and the original entrance, with many of the rooms commanding magnificent views to the sea.

This very special and unique home is a rare opportunity having been in the same family for over 60 years. It is situated at ground and first floor level commanding a stunning and elevated South facing position with many of the principal rooms taking full advantage of the surrounding countryside and coastal views to the sea at Charmouth. The house itself has an abundance of characterful features, typical of its era, including extraordinarily high ceilings, decorative wood panelling, stone mullion framed stained glass windows, and window seats to name but a few. The Stone entrance hall makes for a beautiful entrance to the house, which opens into the most incredible double height reception hall, incorporating the original staircase and grand fireplace, and a huge stone mullion framed window admiring views over the garden and to the sea, making for a very sociable space for the whole family to come together. Alongside this room is a generously proportioned, light filled sitting room with a large mullion window and seat beneath. This leads into the kitchen which has plenty of space for a breakfast table and is fully equipped with a range of fitted wall and base units in the shaker style, with a pantry cupboard & laundry alongside with a hatch in the floor leading down to the cellar. There is a useful door that leads out onto an inner courtyard, providing access only to bin storage. Finally, there is also a refurbished cloakroom and WC at this level.

The grand oak staircase rises to an impressive and light filled galleried landing, passing the most wonderful stained-glass window. The principal bedroom suite is nothing less than majestic, a most luxurious space taking in the most wonderful views to the sea and surrounding countryside, together with a newly re-furnished ensuite shower room, and full height fitted wardrobes to each side. A door leads into another

smaller, but charming room currently used as a study but equally would make a useful dressing area or nursery room/bed 4.

There are two further double bedrooms, one of which faces South, again with beautiful sea views, and another to the rear, sharing a family bathroom completing the accommodation at this level.

Outside

First glimpses of Catherston Manor are most impressive, passing the pretty chapel before arriving at the entrance and driveway shared by all residents. The driveway leads to a garage block to the side of the Manor with number 4 having access to a single garage to the far end and parking to the front for 1-2 cars. The communal gardens are a true delight and are mainly laid to lawns, with Yew hedging and well stocked herbaceous and shrub bed borders. Number 4 also benefits from its own adjoining 2.5 acre woodland, which lies to the East and is a utopia for both children and wildlife, with its own woodland walk shaded by the canopy of mature specimen trees, not to mention an abundance of bluebells and wild garlic during the Spring months.

All in all, this would make the most wonderful primary or secondary home in the idyllic and convenient location.

Sporting and Recreation

This part of Dorset is amongst some of the finest countryside in the South West, the area is a designated AONB and a haven for keen walkers and riders, well catered for by a network of paths and bridleways. Golf courses at Bridport and Lyme Regis, racing at Bath, Wincanton, Salisbury and Taunton. Water sports including surfing, fishing and sailing at Lyme Regis, Axmouth and all along the Jurassic Coast.

Education

A very popular primary school is situated in the village itself and the well renowned Woodroffe secondary school is within catchment, a short distance away in Lyme Regis. Other

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secondary schools all within accessible driving distance include Colyton Grammar, Bryanston, Milton Abbey, Canford, and the Sherborne schools, with Perrott Hill Prep school another popular choice in the local area.

Directions

Navigation by [what3words:///extension.embedded.spaces](#).
From Bridport, follow the A35 West taking the first exit to Charmouth along Berne Lane. The road will bend to the right, then take the first right onto Green Pit Knapp. Take the second turning on the right to The Manor

Agents Information

SERVICES: All mains services. Oil fired central heating.
COUNCIL TAX: Band E
LOCAL AUTHORITY: Dorset Council, Tel. 01305 251000
TENURE: Freehold with vacant possession upon completion.
Maintenance charge of £1,100 per annum for lawn and garden.

Material Information_

Additional information not previously mentioned

- Mains electric and water
- Oil fired central heating
- Broadband and Mobile signal or coverage in the area.

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:
[checker.ofcom.org.uk/en-gb/mobile-coverage](#)
[checker.ofcom.org.uk/en-gb/broadband-coverage](#)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](#)







4 The Manor, Catherston Leweston

Approximate Gross Internal Area = 2828 sq ft / 262.7 sq m

Cellar = 109 sq ft / 10.1 sq m

Total = 2937 sq ft / 272.8 sq m

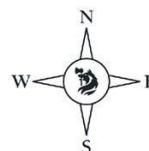


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1193609)



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THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

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1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:
Star Legal up to £120 inc VAT, Simply Conveyancing up to £240 inc VAT, HD Financial Ltd - introduction fee of up to £240 inc VAT

