



Berne Lane, Charmouth
£585,000

FORTNAM
SMITH & BANWELL

Bellair Haye

£585,000

**Detached Family Home ~
Three Double Bedrooms ~
Well Presented ~ Quiet Rural
Area ~ Mature Landscaped
Gardens ~ Ample Driveway
Parking**

The Property

A well-maintained detached property situated off of a country lane, within a couple of minutes' drive to both the beach and village amenities. Constructed in the early 1800's the current owners have maintained and improved the property. The well-proportioned layout to the property makes Bellair Haye perfect for a permanent residence.

Accessed from Berne Lane a quiet country lane, the property has oil central heating and double glazing throughout. The front entrance door leads into a storm porch.

An original wooden door into the lobby that would make for a great office space includes tiled flooring, stairs rising to the first floor, exposed beams and a woodburner from the sitting room that has a glass screen allowing you to see through. The sitting room is dual aspect with exposed beams and a woodburner on a slate hearth. A separate Lounge includes another fireplace and window looking out to the garden.



The kitchen/diner is fitted with a range of modern cream units comprising base cupboards and drawers with matching wall cupboards. Work surface with tiled surrounds, inset sink and drainer. An Aga and a separate four ring electric cooker. Other fitted appliances include stand up fridge/freezer. A dining area has a picture window looking over the rear garden and view. A separate useful utility houses a washing machine, tumble dryer and white WC suite. A rear porch completes the ground floor accommodation.

The first-floor landing has a storage cupboard housing the boiler and a separate shower room with a white suite including: walk in shower, WC and wash hand basin. All three bedroom are comfortable doubles and have fitted wardrobes. Bedroom three has excellent views over the countryside with the two others looking over the front garden. A family bathroom with modern white suite comprising: Bath, Walk in shower cubicle, WC, wash hand basin and towel rail. This completes the internal accommodation.

Outside

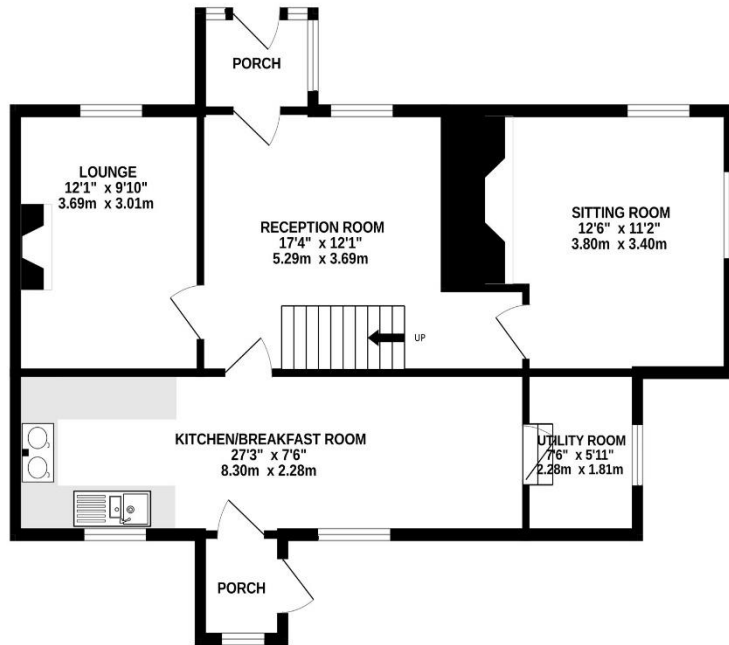
The property is accessed via a gravel driveway providing multiple parking spaces for the property. The entrance to the property is laid to gravel with a beautiful Wisteria plant up against the property. Steps up lead to the front mature garden with a variety of shrubs and plants and is mainly laid to lawn. A couple of store shed are adjacent to the property. A path down to the rear garden has two timber stores and is laid to lawn.

Services and Tenure

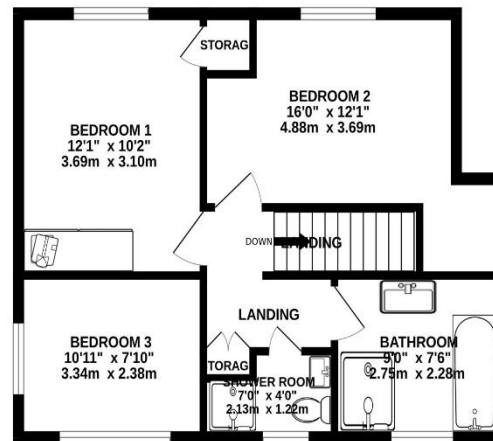
All mains services connected apart from gas. Freehold.
Dorset Council tax band D.



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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