



Axminster Road, Charmouth

Spacious detached three bedroom Edwardian house, with magnificent views to the sea and over the Marshwood Vale, set in approx 2.8 acres.

Guide Price

£795,000

Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

**Axminster Road,
Charmouth, Bridport,
DT6 6BS**

- Three bedrooms
- Two bathrooms
- Fully boarded loft space
 - Outbuildings
- Popular seaside village location
 - Approx 2.8 acres
 - Wonderful views

Viewing strictly by appointment through
Symonds & Sampson Bridport Sales Office
on 01308 422092





Property

Lily Farmhouse was built in 1903 to take full advantage of its elevated position high above Charmouth, with outstanding views towards Pilsdon Pen and Lewesdon Hill to one side and to Portland over the sea to another. Add a well built spacious Edwardian house, 2.8 acres and you have an exceptional family house.

The house is arranged conventionally with a spacious hallway on the ground floor and an equally spacious landing above, off which the principal rooms are accessed. The sitting room lies to one side and has the best of the views, with a fireplace equipped with a gas fire as its focal point.

To the other side of the hall there is a formal dining room and at the end a study leads through to a kitchen that stretches the width of the rear of the property. The kitchen is equipped with a comprehensive range of floor and wall mounted units and cupboards with a breakfasting area to one end, a door through to a useful entrance porch to the centre and a cloakroom to the other end.

On the first floor there are three good bedrooms all with good built-in wardrobe space, with one of the bedrooms having an ensuite shower room and the other two bedrooms sharing a bathroom equipped with both a shower and a bath. In addition, in the roof space there is a fully boarded area that stretches the length of the roof. The property has UPVC double glazing, gas fired central heating and private drainage.

Outside

To the front of the property a driveway laid to tarmac sweeps up to the side of the house, providing parking and turning for a number of cars, with a further area of tarmac that leads up to garage that is currently organised with a single garage to its centre, equipped with an electric up and over door, and two sheds either side. The formal garden lies to the front of the house and is for the most part laid to lawn, edged by mature hedge and shrub planting. The paddock stretches up above the rear of the property, accessed by a gate beside the garage and within it has two useful timber sheds. The paddocks are laid to pasture and enclosed by a mixture of mature hedge and post and rail fencing.

Situation

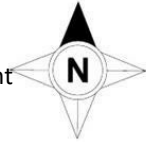
The property lies on the edge of the charming seaside village of Charmouth, within walking distance of the beach and a vast tract of NT land with footpaths and bridleways – ideal for hikers and dog walkers. Charmouth has a number of good shops, public houses and restaurants to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

Services

Main gas, electricity and water connected. Gas fired central heating. Private septic tank drainage. Broadband - Superfast broadband is available. Mobile phone coverage - Network coverage is good both indoors and out.

Agent Note

It should be noted that as the property adjoins the main settlement at Charmouth, although it is not within the defined development area for the village, there is some hope that the land behind might be ripe for development in the future years subject to obtaining the necessary planning consents.



Axminster Road, Charmouth, Bridport

Approximate Area = 1581 sq ft / 146.8 sq m
 Garage = 339 sq ft / 31.5 sq m
 Barn = 664 sq ft / 61.7 sq m
 Total = 2584 sq ft / 240 sq m
 For identification only - Not to scale

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Directions

From Bridport take the A35 West towards Lyme Regis & Exeter. Follow the road through Morcombelake and at the roundabout at the end of the Charmouth bypass, turn left into Charmouth. The entrance to the property will be found on the right hand side after a short distance, identified by our For Sale sign.
 What3Words:///servicing.butter.waitress

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
54	
EU Directive 2002/91/EC	



Bridport/SVA/26.02.2024/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Symonds & Sampson. REF: 993142



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