



The Street, Charmouth, Bridport

Guide Price
£695,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

A handsome period six bedroom village house with an annexe providing potential income, within easy walking distance to the beach and the village shops.

**The Street,
Charmouth, Bridport,
DT6 6NX**

- Coastal location
- 6 bedroom house
- 1/2 bedroom annexe
- Modernised throughout
 - rear garden
- On street parking available

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





The Property

The property is believed to have been built in the mid-19th century and has classic rendered elevations under a slate roof. Over recent years the property has undergone a rolling programme of renewal and redecoration, seamlessly mixing the contemporary with the period to create a good family house with extensive flexible accommodation. The property also has an annexe that currently provides an income but could also be used as a home office. Add to the mix that the property is not listed and its position in Charmouth - a short walk to the beach and village shops - and you have an exceptional property.

The accommodation is arranged conventionally with the two principal living spaces either side of the hallway. The kitchen/dining room is undoubtedly the daytime hub of the house, stretching from the front to the rear of the property,

with a dining area to one end and a kitchen area to the other. The dining area is laid to an attractive engineered oak floor and has space for a substantial dining table to its centre with an original fireplace to one side. The kitchen has been equipped with a comprehensive range of contemporary floor and wall mounted units and cupboards with granite work surfaces and an attractive French style ceramic sink. To the centre there is a practical island unit with, to one side, a gas fired Aga while the kitchen area floor is laid to a quality ceramic tile. Off the hallway there is a useful coat hanging space and a cloakroom while the sitting room lies to the rear of the property with a focal point of a fireplace equipped with a wood burning stove and double doors leading out to the terrace and garden behind. From the rear of the property lovely views can be enjoyed over the Marshwood Vale towards Catherston Lewesdon. In addition, on the ground floor, there is a utility/workshop that also

provides direct access to the annexe from the village lane bypassing the main house altogether for guests.

Upstairs there are six bedrooms arranged over two floors, the principle of which lies on the second floor. This is a particularly stylish spacious vaulted room with a sleeping area to the centre, a sitting area to one side and a doorway through to both a large dressing room and an en-suite bathroom to the other. The dressing room is equipped with an extensive range of wardrobes beyond which the bathroom is equipped with a shower and a bath. On the first floor there are five further bedrooms all generously proportioned served by a family bathroom equipped with a bath and a shower. The property is in good decorative order throughout and has gas fired central heating and UPVC double glazing.





The Annexe

The annexe has an independent access under the main house through the workshop/utility room. The accommodation consists of a living room with space for a dining table to the centre, a fitted kitchen to one end and a sitting area to the other. To one side there is an archway through to the bedroom with space for a double bed and to the other a shower room. There are steps to one side to an occasional bedroom with reduced height and space for a double bed. The annex also has its own sitting area/garden in which to sit out and admire the views from.

Outside

The gardens to the rear are a particular feature of the property and are walled with a series of paved terraces one of which has a built-in barbecue and the other a built-in fire pit. The gardens beyond are terraced and oriented towards the lovely views. The two areas of lawn beyond are edged by herbaceous and shrub planting with the annex on the right hand side.

Situation

The property sits on the high street of Charmouth, a short walk down to the beach in this charming seaside village. Charmouth, which has a number of good shops, public houses and cafe 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

Mains gas, electricity water and drainage (TBC).
Gas fired central heating.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is good both indoors and out.

Local Authority

Dorset Council - 01305 251010

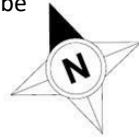
Council Tax Band: E

EPC: D

Directions

From the A35 towards Axminster take the first exit onto Axminster Road to Charmouth. Proceed down the hill and into the village. As the road bends to the left the property can be found on your left just before the fork in the road.

What3Words:///bedroom.throwaway.countries



Melville, The Street, Charmouth, Bridport

Approximate Area = 2526 sq ft / 234.6 sq m

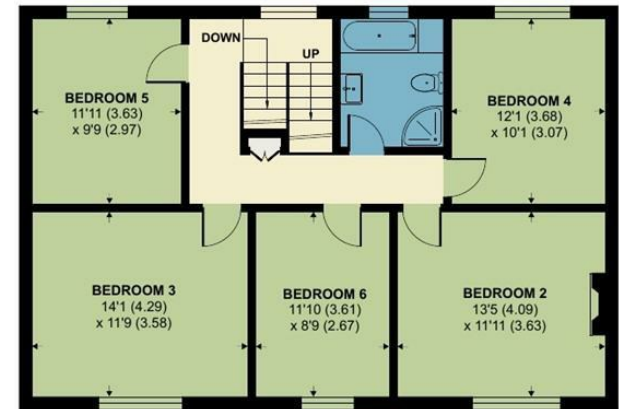
Limited Use Area(s) = 35 sq ft / 3.2 sq m

Annexe = 280 sq ft / 26 sq m

Outbuilding = 157 sq ft / 14.5 sq m

Total = 2998 sq ft / 278.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Bridport/SVA/24.04.2024/BRI200430/REV



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1071066



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