



The Street, Charmouth, Bridport

An eclectic four bedroom village house with a wealth of accommodation and complete with parking, garage and gardens, all a walk to the beach.

Guide Price
£550,000
Freehold

**Symonds
& Sampson**

ESTABLISHED 1858

The Street, Charmouth, Bridport, DT6 6LT

- 4 bedrooms
- AirBandB
- Flexible accommodation
 - Coastal location
- A walk to beach and shops

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

The property is believed to have its origins in the 18th century and has over the years been substantially extended and remodelled to create some exceptional wide ranging living and sleeping spaces that can be used in any number of ways. Part of the property is clearly much older than the remainder and in recent years the property has been organised to provide some Airbnb accommodation and there is a possibility, if required, to extend that into the living room itself. With the beach less than 10 minutes walk away from the house along with some good local shops, whether the house is used commercially or not, the position is outstanding.

The formal front door lies on the east side of the property that gives way to the hallway with the Airbnb room to one side and living room to the other. The Airbnb room has double doors on one side that gives guests access to the garden with to the end an ensuite shower room equipped with a double sized shower. The sitting room lies to the front of the property with to one end a large fireplace equipped with an imposing woodburning stove. The daytime hub of the house is undoubtedly the garden/breakfast room

behind which there is a kitchen. The garden/breakfast room, a part vaulted room, faces south and takes in the sun in for much of the day with sliding double doors out onto the gardens. To one side door there is a utility/laundry room that has space and plumbing for a washing machine and tumble dryer. The kitchen lies behind and is part open plan to the garden room/breakfast room and is equipped with a comprehensive range of floor and wall mounted wood fronted cupboards with slate worksurfaces is over. There is a pantry to one end and space for a gas and electric range cooker and an American style fridge/freezer. With the exception of the sitting room and the Airbnb room, the floors on the ground floor are laid to attractive yet practical ceramic tile. Upstairs there are three further bedrooms two of which have extensive built-in wardrobe space, served by a family bathroom that has both a bath and a separate shower. The property is in excellent decorative order throughout, has UPVC double glazing and gas fired central heating.

Outside

To one side of the property double opening gates give way to an extensive area of driveway, laid to gravel, providing parking and turning for any number of cars. Immediately to

the south of the cottage there is an attractive fully enclosed terraced garden with access both from the garden/breakfast room or the Airbnb bedroom. This area is laid to gravel with areas of a herbaceous and shrub planting designed to give shape current form throughout the seasons. The main body of the gardens lie to the east and are enclosed by mixture of mature hedge, timber fencing and stone walls/gabions and are for the most part laid to lawn edged by mature further mature herbaceous, shrub and tree planting. Within the area there is a vegetable patch and a fruit cage while to the very end there is a useful timber garage/workshop with its own access from the road. Behind the garage, there is a greenhouse running along the south side of the property the Charmouth Stream runs the full length of the plot.

Situation

The property lies at the eastern end of the High Street of the charming seaside town of Charmouth, which has a number of good shops, public houses and restaurants to its centre, and which 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. There is a regular bus service between

Axminster and Weymouth which goes through Charmouth. 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 water, gas, electricity and drainage.

Broadband speed: Superfast broadband is available.

Mobile phone coverage: Network coverage is good but indoors and out.

Local Authority

Dorset Council: 01305 251010

Council Tax Band: D

EPC: D

Agents Note

We understand the property is in a Flood Risk Zone 3 area.

Directions

From Morcombelake follow the A35, towards Axminster. Exit the A35, on the slip road, signposted 'Charmouth'. Continue past the campsite and the property can be found on the left hand side and identified by a For Sale Board. What3Words:///developed.voter.bedrock

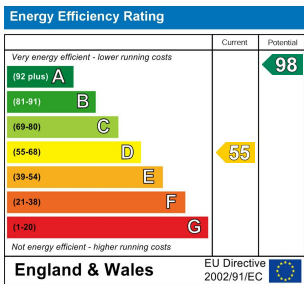


Approximate total area

1733.84 ft²

Reduced headroom

10.68 ft²



Bridport/SVA/30.04.2024

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