



Stonebarrow Manor, Stonebarrow Lane, Charmouth

A stylish detached four/five bedroom spacious home with a wealth of accommodation and a short walk to Charmouth beach.

Guide Price
£700,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Stonebarrow Lane, Charmouth, Bridport, DT6 6RA

- Four/five bedroom spacious home
- Stunning open plan kitchen/dining/living space
 - Situated in the popular village of Charmouth
 - Close to the sea and village amenities
- Fully refurbished with a 10 year structural warranty
 - South facing courtyard and wrap around garden
 - Parking for 4 cars with EV charger

Viewing strictly by appointment
Symonds & Sampson
01308 422092





The Property

To all intents and purposes, 3 Stonebarrow Manor is a fully refurbished and extended spacious home complete with a 10 year structural warranty. The house sits behind the original Manor itself, and is all about space and position. The property consists of a series of light, bright living and sleeping rooms, the highlight of which is undoubtedly the kitchen/dining room which is a magnificent vaulted living space in which much of the every day living is carried out. The position is also unusual in that it is away from passing traffic behind the Manor and within walking distance of the beach, the village pubs, several shops and the National Trust land on Stonebarrow Hill.

To the front of the property is a large sitting room that can accommodate the largest of parties, with a central hallway off which there is a study/bedroom 5 to one side, a utility room to the other and double doors out onto the gardens straight ahead. The kitchen/dining and living room lies to the rear of the property, facing south with sliding double doors on the southern elevation out onto the terrace and

gardens. This really is an exceptional space with a quality fitted kitchen to one corner equipped with a comprehensive range of floor and wall mounted units and cupboards with Quartz worksurfaces over and an island unit to the centre. To the other corner there is space for a large dining table, while integral appliances include an electric double oven, an induction hob, a fridge/freezer and a dishwasher. There are windows on three sides of the room providing natural light all through the day.

Upstairs there are four good bedrooms, the principal bedroom having an ensuite shower room with the three remaining bedrooms sharing a bathroom equipped with both a bath and a double sized shower. The property has a conventional heating system with underfloor heating in the kitchen/living/dining room, is beautifully decorated throughout, is fully double glazed with UPVC double glazing and has an electric boiler.

Outside

On the west side of the property there is a large area of

parking with capacity for a number of cars laid to stone chippings. Beyond, a paved path leads up to the front door. There are gardens laid to lawn on three sides of the property with an area of terrace on the south side accessed from the kitchen/living/dining room that makes an outstanding entertaining area during the summer months.

Services

Mains electricity, water and drainage. Electric heating. EV charger.
Broadband - Superfast broadband is available.
Mobile phone coverage - Network coverage is mostly good indoors and good outdoors.

Local Authority

Dorset Council 01305 251010.
Council Tax Band: F.

Situation

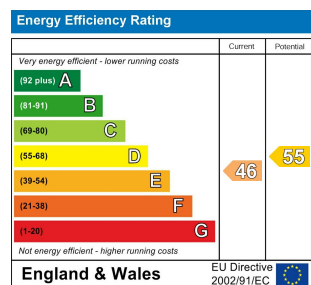
The property lies in on the edge of the charming seaside village of Charmouth, within walking distance of the beach and a vast tract of National Trust land with footpaths and

bridleways – ideal for hikers and dog walkers. Charmouth has a number of good shops, village schools, 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.



Directions

From Bridport take the A35 West towards Lyme Regis & Exeter. Follow the road through Morcombelake and take the next left into Charmouth. Continue along here, taking the first left into Stonebarrow Lane, and immediately left again into Stonebarrow Manor. What3Words///clumped.feathers.sanded.



Bridport/SVA/05.06.24

Ground Floor



Floor 1

Approximate total area⁽¹⁾

1812.43 ft²

Reduced headroom

6.68 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

01308 422092
 Symonds & Sampson 23 South Street
 Bridport
 Dorset
 DT6 3NU
bridport@symondsandsampson.co.uk

Symonds & Sampson
 ESTABLISHED 1858

IMPORTANT NOTICE: Symonds & Sampson LLP and their Clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

