



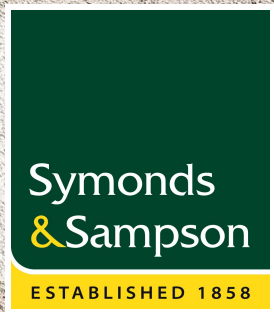
Stonebarrow Manor, Stonebarrow Lane, Charmouth

A traditionally built refurbished detached four bedroom house with a wealth of character just a short walk to both village and beach.

Guide Price

£695,000

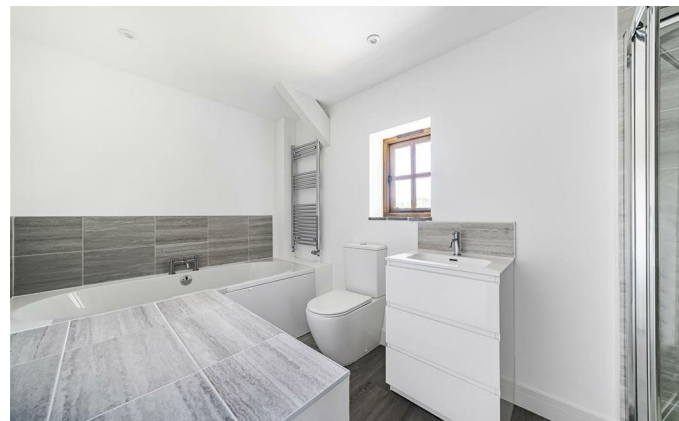
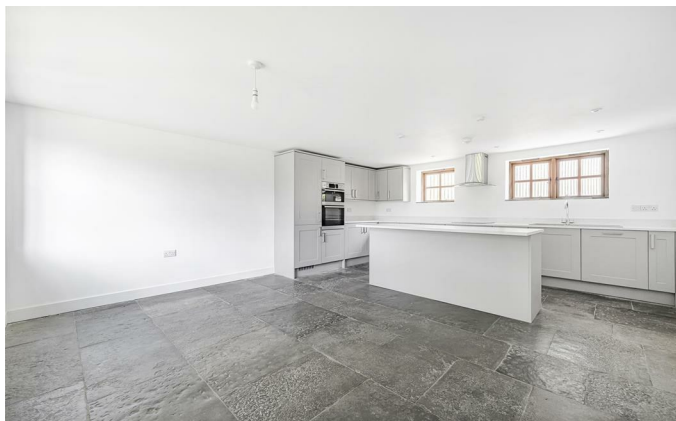
Freehold



Stonebarrow Manor, Charmouth, Bridport, DT6 6RA

- Beautifully presented barn conversion
 - Fully refurbished throughout
- Situated in the popular village of Charmouth
 - Close to the sea and village amenities
 - Wrap around garden and patio
- Parking for several cars and EV charging

Viewing strictly by appointment
Symonds & Sampson
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The Property

This barn is not quite what it seems; a 19th-century barn conversion with stone elevations with brick coining under a slate roof. The building was in fact built circa 2003 in a traditional style but giving it all the easy living qualities of a contemporary house and has over the last couple of years undergone wholesale refurbishment bringing it firmly into the 21st century. Add a position that is south and west facing just a short walk to the shops, the village pubs and most importantly the beach, and you have the perfect seaside property.

The house is organised on the ground floor around an entrance hall with a large kitchen/dining room to one side and a sitting room to the other. The sitting room has a fireplace equipped with a woodburning stove as its focal point with a door to one side onto the gardens. The kitchen has a dining area to one end and a beautifully fitted kitchen to the other, with an island unit to the centre and a comprehensive range of floor and wall mounted units and cupboards to the edges. The island and work surfaces are

Quartz while integral appliances include an electric double oven, induction hob, a fridge freezer and a dishwasher. To one side a doorway leads through to a utility room off which there is a cloakroom. Continuity is maintained with the use of the original flagstone flooring throughout with underfloor heating beneath, while the principal rooms have windows at each end further enhancing the feeling of light and space.

The accommodation upstairs can be divided into two, with a main suite to one side of the house with its own walk-in wardrobe and ensuite shower room. To the other side there are three further bedrooms served by a family bathroom equipped with both a shower and bath. In the principal bedroom and one other bedroom there is a lovely vaulted ceiling with the original roof trusses exposed, while all the bathrooms have been beautifully fitted in a contemporary style. The property is newly decorated throughout, has a conventional heating system with an electric boiler and double glazing throughout.

Outside

To the front of the property a gated entrance leads through

to a substantial area of driveway providing parking and turning for many cars. The area is laid to stone chippings and enclosed by mature hedge and timber fencing. To the rear of the property a courtyard style space laid to brick and stone chippings makes an excellent entertaining area during the summer months. There are steps up to an area of lawn enclosed by timber fencing.

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: E.

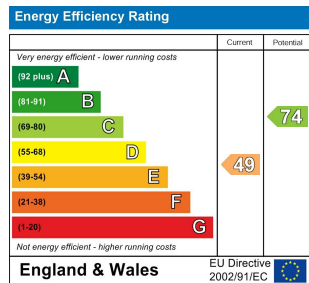
Situation

The property lies in on the edge of the charming seaside village of Charmouth, within walking distance of the beach

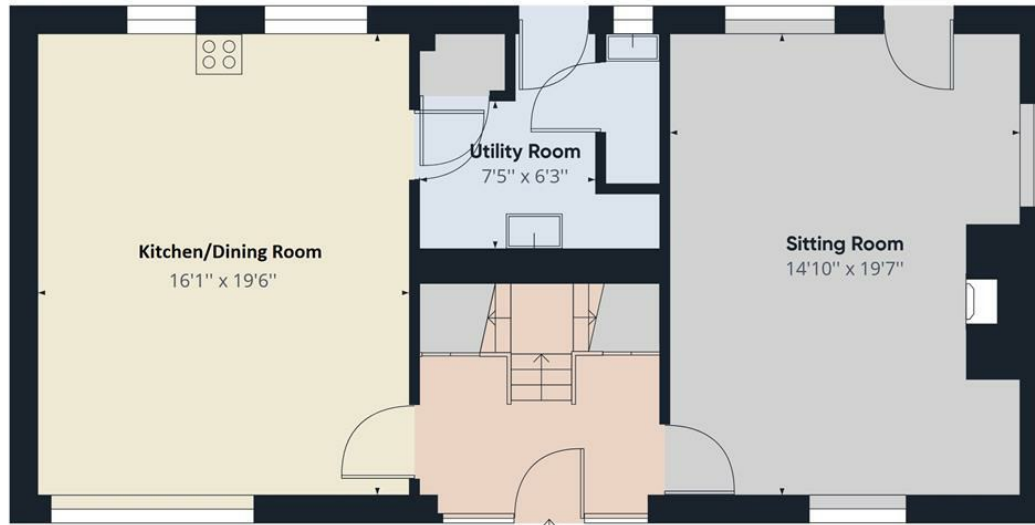
and a vast tract of National Trust land with footpaths and bridleways – ideal for hikers and dog walkers. Charmouth has a number of good shops, village schools, public houses and restaurants to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet 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:///united.divided.obscuring.



Bridport/SVA/05.06.24



Ground Floor

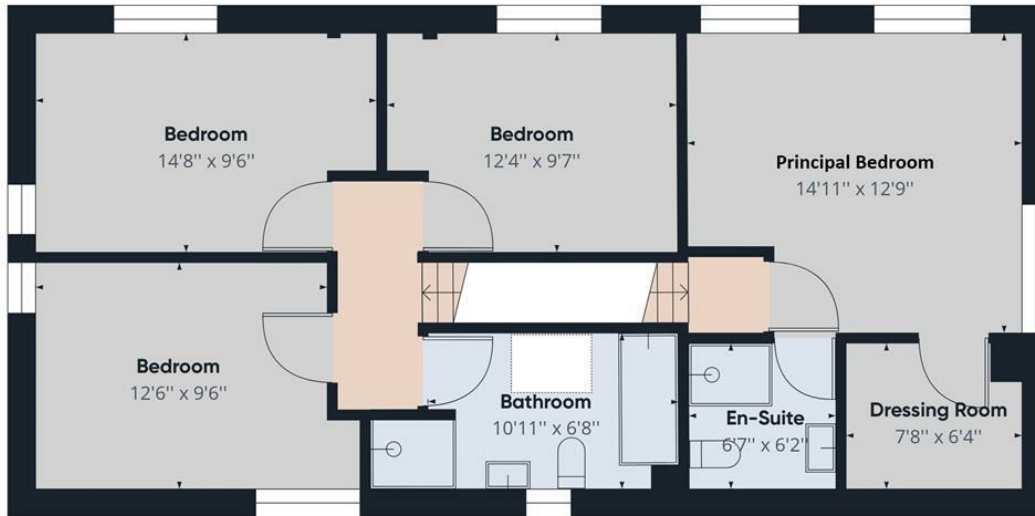
Approximate total area⁽¹⁾

1588.23 ft²

(1) Excluding balconies and terraces

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



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