



Symonds
& Sampson

The Street
Charmouth, Bridport

The Street

Charmouth
Bridport
DT6 6QE

Spacious four bedroom family house, with a wealth of accommodation and a short walk to both the shops and the beach.



- Four double bedrooms
- A walk to both the beach and shops
- Wood burning stove
 - Gardens
 - Parking



Guide Price £575,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



DWELLING

Appearances can be deceptive. On the face of it, Alicia Cottage is a double-fronted period cottage, however on closer inspection this cottage is actually a spacious family house. The property boasts four generously proportioned living rooms on the ground floor, and four matching double bedrooms on the first floor. Additionally, the position in Charmouth Village gives a short walk to both the world-famous fossil beach at Charmouth and the local shops.

ACCOMMODATION

To the front of the property, there are two formal rooms, one the dining room and the other a sitting room with both rooms having classic bay windows. The sitting room has a fireplace equipped with a wood-burning stove as its focal point, and double doors that flow through to the family room that sits beside the kitchen, which has a sliding door overlooking the gardens behind. The kitchen is equipped with a comprehensive range of floor and wall-mounted units and cupboards, a breakfast bar to one side with space for a substantial range cooker opposite. In addition to this, downstairs there is a cloakroom with a toilet and sink that doubles as a utility room. Upstairs there are four double bedrooms each with built-in wardrobes. There is both a family bathroom and a shower room that doubles as an

ensuite to one of the bedrooms if required. Both of the back bedrooms have a sliding door onto the terrace which overlooks the garden behind.

OUTSIDE

The garden is simply laid out, with an area of paved terrace immediately to the rear of the property which makes a fantastic outside entertaining area during the summer months. There is a formal area of lawn, with a pathway to one side that leads up to the rear gate. To one side there are two substantial timber sheds, while to the rear of the garden there is a large area of driveway laid to stone chippings, that provides parking for four or more cars.

SITUATION

This cottage is centrally positioned in the delightful village of Charmouth, which is a small village set on the Jurassic coast, offering an outstanding natural beauty of its own with its award-winning beach. The local shops are a minute's walk away, with the beach a 10-minute stroll, a children's playground a 5-minute walk and two pubs on the same street. They hold many local events throughout the year, from festivals to competitions, and this village retains its traditional features and traditions. Not far from Lyme Regis and just 3 hours from London or Birmingham.

DIRECTIONS

What3words-///thunder.otter.cleansed

SERVICES

Mains gas, electricity, water and drainage.

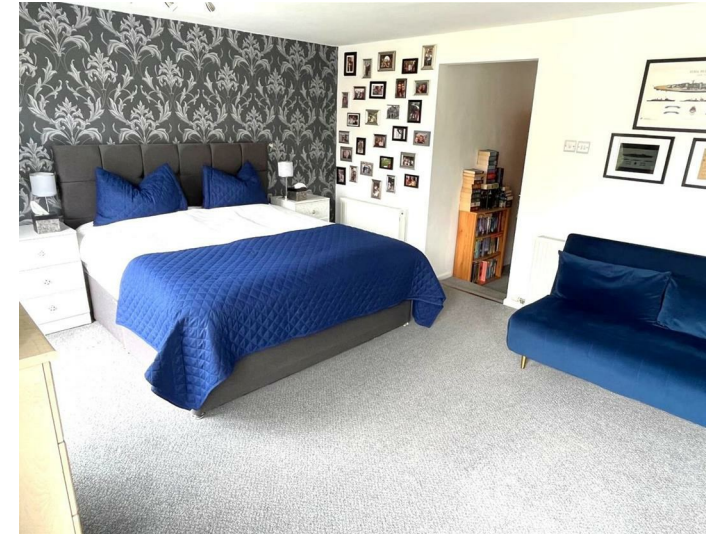
Broadband: Superfast broadband is available.

Mobile phone coverage: Network coverage is limited indoors and good outdoors.

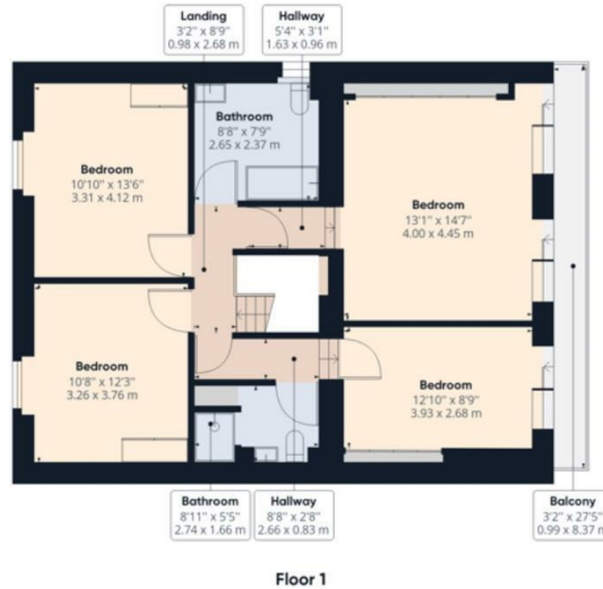
Dorset Council: 01305 251010

Council Tax Band: E

EPC: D



Energy Efficiency Rating	
Current	Potential
This energy efficient (lower rating) score	
82	88
<small>Minimum energy efficient rating scale</small> England & Wales	
<small>EU Directive</small> 2002/91/EC	



Approximate total area⁽¹⁾
 1830.68 ft²
 170.08 m²
 (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



Bridport/SA/02.08.24



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