

Symonds
& Sampson



Five Acres
Charmouth, Bridport

Five Acres

Charmouth

Bridport

DT6 6BE

Beautifully presented contemporary property with lovely sea and country views, a walk to both beach and shops.



- Off street parking for several vehicles
- Garden and outdoor entertaining/dining area
 - Views over Lyme Bay



Guide Price £775,000

Freehold

Bridport Sales
01308 422092
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THE PROPERTY

Corners was built specifically to take full advantage of its elevated position with lovely views over Lyme Bay towards Portland and country views into the Marshwood Vale. In recent years the property has been radically refashioned and extended to create a spacious contemporary set of living spaces that take full advantage of its position.

ACCOMMODATION

The main hub of the house is undoubtedly the kitchen/dining room which takes in the best of the views with the kitchen area to one end and a dining area to the other, with steps leading up to the sitting area that has a double sided woodburning stove as its focal point. The kitchen/dining room has double doors on two sides of the room onto a decked terrace with a comprehensive range of floor units and cupboards with hardwood work surfaces over and an island unit to its centre. Off the central hallway there is a useful utility room.

On the ground floor there are two double bedrooms and one single bedroom which is being currently used as a study. There are two shower rooms on the ground floor. Upstairs there is another double bedroom that takes in the sea views, off this is a bathroom equipped with both a bath and a shower. The property is in excellent decorative order throughout, has floors laid to original plank and engineered

oak, contemporary double glazing, has a remotely operated security system and gas fired central heating.

OUTSIDE

To the front of the property there is a driveway laid to a mixture of hardstand and gravel providing parking for a number of cars. The principal sitting out areas lie on the south and east sides of the property on a raised deck terrace ideal for outside entertaining areas during the summer months. The gardens lie on three sides of the property and are for the most laid to lawn with paving to the rear. Behind the property there is a useful timber shed besides which there is space for workshop if so required (electricity available). There is an area of storage under the decked terrace.

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile phone coverage - Network coverage is mostly good outdoors but limited indoors.

Dorset Council - 01305 251010

Council tax band: E.

EPC: D.

SITUATION

The property sits on the western side 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 cafes in the centre with an active tennis and bowls clubs. Charmouth 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 bustling English quintessential seaside resort of Lyme Regis is only 5 minutes drive away. 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

What3Words///formation.accented.repair

MATERIAL INFORMATION

Annual service charge of £40 for private road maintenance. Some of the furniture is available by separate negotiation if required.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	79
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Charmouth, Bridport

Approximate Area = 1655 sq ft / 153.7 sq m
For identification only - Not to scale



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Bridport/SVA/rev110225



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