

Symonds
& Sampson



The Street
Charmouth, Bridport, Dorset

The Street

Charmouth

Bridport

DT6 6PD

Substantial five bedroom house requiring modernisation situated in the popular coastal village of Charmouth.



- Substantial five bedroom home
 - Plot totalling 0.23 acres
 - Requiring modernisation
 - Driveway and car port

Guide Price £525,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

This substantial house is situated in the popular coastal village of Charmouth, with a southwest facing garden and a driveway. The property offers enormous potential, having been extended over the years and now provides generous and flexible accommodation, with the potential to create an annexe if required. Under the current ownership for over 40 years, the property has been a well loved family home but now requires renovation and improvement throughout.

ACCOMMODATION

An entrance hallway with an original staircase provides access to the principal living accommodation. There are three reception rooms, with the living room having French doors onto the garden and a working fireplace as its focal point. Off here is an office with a double height ceiling, which could be utilised as a downstairs bedroom if required with a door onto the garden. The dining room has a bay window to the front and there is a kitchen with an additional staircase. Off the kitchen is a utility room and there is a downstairs shower room.

Upstairs, a galleried landing provides access to the three double bedrooms and two single bedrooms with a family bathroom and a separate wc. An inner hall has a further set of stairs to a converted loft providing attic rooms with full height ceilings providing excellent storage and further potential to create additional accommodation subject to the necessary planning consents.

OUTSIDE

The gardens are a particular feature, extending to 0.23 acres and gently sloping uphill with terraces that are laid to lawn with trees, mature shrubs and meandering pathways leading to a summerhouse and a secret rose garden at the very end. There is a gated driveway to one side providing parking and a further covered car port for two cars. There is a large storage shed and a further coal/log store behind.





SERVICES

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

Broadband: Ultrafast broadband is available.

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

(<https://www.ofcom.org.uk>)

Dorset Council: 01305 251010

Council Tax band: F.

SITUATION

This home is situated 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///rice.scored.hypnotist

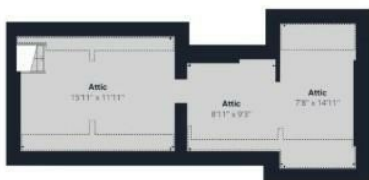




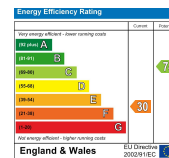
Ground Floor



Floor 1



Floor 2



Approximate total area⁽¹⁾

2564.18 ft²

Reduced headroom

108.64 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.

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