



Symonds  
& Sampson

# Old Lyme Road

Charmouth, Bridport, Dorset



# Old Lyme Road

Charmouth  
Bridport  
Dorset DT6 6BQ

Detached three bedroom bungalow with wonderful sea and country views with enormous potential.



- Sea views
- Private driveway
- Double garage
- Modernisation required
- No chain

Guide Range £700,000 -£750,000

Freehold

Bridport Sales  
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## THE DWELLING

From its elevated position above Charmouth village, Whyteleafe was built to take full advantage of some outstanding panoramic views over the beach and the National Trust land on Stonebarrow. Although the property is in need of its 21st-century makeover, the enlargement possibilities are enormous with the easiest and most cost effective option to take the cavernous garage space in to the main body of the property, which would not increase the existing footprint. Add to the potential its proximity to the beach, the shops and several public houses, this property ticks all the boxes.

## ACCOMMODATION

The property is currently arranged around a central dining hall with the sitting room to the front having the best of the views, looking east up to Stonebarrow and Golden Cap, and south over the beach and Lyme Bay. The sitting room has two large picture windows and a stone fireplace equipped with a gas-fired wood burner style stove. Behind the dining room there is a good sized kitchen equipped with a comprehensive

range of floor and wall mounted units and cupboards, and an integral electric oven and ceramic hob, with space for an every day dining table . Beyond the kitchen there is a useful utility room that has a door out onto the garden.

The main bedroom suite lies to the other side of the property with extensive built-in wardrobes and an ensuite shower room. The two remaining bedrooms have the use of a family bathroom. The property has double glazing throughout, mains drainage and gas-fired central heating.

## OUTSIDE

To the front of the property there is an extensive area of driveway laid to tarmac with areas of lawn punctuated by mature shrubs either side. To the rear of the property there is an area of paved terrace that makes a good outdoor entertaining area during the summer months, with an area of formal lawn surrounding. Above there is a more wild garden that stretches up the hill and from where the best of the views can be enjoyed.

## SITUATION

The house is positioned in the delightful village of Charmouth, set on the Jurassic coast, with its award winning beach. The local shops are only a short walk away, with the beach on their doorstep and a children's playground a 10-minute walk.

## DIRECTIONS

What3words///headlight.trophy.exams

## SERVICES

Mains electric, water and drainage. Gas central heating.

Satellite dish for Freesat access


Broadband - Ultrafast speed available

Mobile - Indoor coverage is mostly 'limited'; outdoor coverage is 'likely'.

<https://checker.ofcom.org.uk/>

Council Tax Band: F (Dorset Council - 01305 251010)  
EPC: D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
[92 plus) A			84
[81-91) B			
[69-80) C			
[55-68) D		66	
[39-54) E			
[21-38) F			
[1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area<sup>1)</sup>  
1692.08 ft<sup>2</sup>  
157.2 m<sup>2</sup>

(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.

GIRAFFE 360



Bridport/SA/2152025REV



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