



Symonds
& Sampson

Higher Sea Lane

Charmouth, Dorset

Higher Sea Lane

Charmouth
Dorset
DT6 6BD

Handsome four bedroom detached period property in need of complete refurbishment with wonderful sea views a short step to the beach.



- Picturesque sea views
- In need of a renovation
- Walking distance of beach & shops

Guide Price £650,000
Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Sanctuary Cottage is all about the views, the position and potential. Far reaching views can be enjoyed both from the gardens and the cottage over the local countryside and the beach at Charmouth. It's position is outstanding being just a short walk to the famous fossil beach and within walking distance of several public houses and shops. Lastly the potential is extraordinary with the house now in need of its 50 year makeover of what is an unexpectedly spacious property.

ACCOMMODATION

On the ground floor there are no less than five reception rooms served by a kitchen, a cloakroom/laundry room and a utility/shower room. On the first floor there are four good bedrooms and a sunroom with a family

bathroom. The property has some double glazing and has gas fired central heating.

OUTSIDE

Much of the garden lies to the front of the cottage and is for the most part laid to lawn and enclosed by mature hedging with herbaceous and shrub planting to the sides. To the right hand side there is a gated driveway that provides parking and leads up to a double garage.

SITUATION

The house is positioned in the delightful village of Charmouth, set on the Jurassic coast, offering an outstanding natural beauty of its own with its award-winning beach. The local shops are a few minute's walk away, with the beach on the doorstep, a children's playground a 5-minute walk and two public houses.

DIRECTIONS

What3Words///ranches.flannel.household

SERVICES

Main water, electric and drainage. Gas fired central heating.

Broadband - Ultrafast speed available.

Mobile - Mobile coverage is limited indoors and good outdoors. We have been advised by the vendor that they have had no issue with mobile coverage inside.
(<https://checker.ofcom.org.uk/>).

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	31	76
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

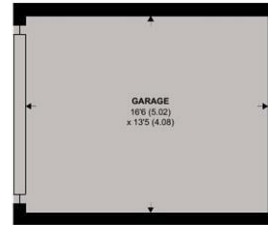
Higher Sea Lane, Charmouth, Bridport

Approximate Area = 2399 sq ft / 222.8 sq m (excludes store)

Garage = 220 sq ft / 20.4 sq m

Total = 2619 sq ft / 243.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Symonds & Sampson. REF: 1249962



Bridport/SA/21052025REV



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



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