

Symonds
& Sampson



Old Lyme Hill
Charmouth, Bridport

Old Lyme Hill

Charmouth
Bridport
DT6 6BP

Detached three bedroom house with huge potential and sea and country views.



- Elevated location in Charmouth
- Panoramic sea and country views
 - Scope for improvement
 - No onward chain



Guide Range £500,000 - £550,000

Freehold

Bridport Sales
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THE DWELLING

This property was specifically built to take full advantage of the 180° panoramic view that stretches from Lamberts Castle taking in Pilsdon Pen, the Marshwood Vale, Hamdown Hill, Stonebarrow and finally the sea towards Portland. The house, although in working order, is now in need of refurbishment to bring it firmly into the 21st century. However once completed, given the position and views, the investment will pay off handsomely.

ACCOMMODATION

On the ground floor there is a central hallway laid to a parquet floor, off which the main living room, the kitchen and the bedroom are accessed. The living room takes in the best of the views and has a stone fireplace as its focal point and sliding double doors into a garden room that has two doors out into the garden. A sliding door leads through to a kitchen that has a comprehensive range of floor and wall mounted units and cupboards. To the front of the house there is a bedroom with an en-suite shower room, while on the first floor there are two further bedrooms served by a family bathroom. The property is double glazed and has gas fired central heating.

OUTSIDE

To the front of the property there is a driveway laid to tarmac that provides parking and turning for a number of

cars and access to a single garage equipped with an up and over door. To the rear of the property the garden is terraced with an area of lawn stretching along the width of the house with an ornamental pond to one side. The garden is enclosed by mature hedge and shrub planting, and steps lead down to further areas of shrub planting and a pedestrian walkway that leads out onto the lane below. On the East side of the house there is an extensive area of paved terrace that gives side access into the garage.

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.

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 cafe to its centre and 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 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.

MATERIAL INFORMATION

There is a covenant prohibiting trade or business use or sale of intoxicating liquors.





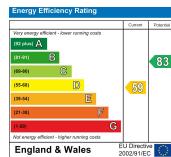
Old Lyme Hill, Charmouth, Bridport

Approximate Area = 1297 sq ft / 120.5 sq m (exclude void)

Garage = 191 sq ft / 17.7 sq m

Total = 1488 sq ft / 138.2 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). © nchecom 2025. Produced for Symonds & Sampson. REF: 1235128



Bridport/SVA/19062025REV



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