



Riverway, Bridport

Situated in an Area of Outstanding Natural Beauty, this two-bedroom, two-reception room property in the coastal village of Charmouth offers an exceptional full renovation opportunity just a short walk from the beach. Set within a south-west facing wraparound garden and boasting stunning sea views, the home provides generous living space with excellent potential to be transformed into a delightful coastal retreat. EPC rating TBC.

Price guide £399,950



Situation

Charmouth is a popular coastal village overlooking Lyme Bay. It has an excellent range of amenities including local shops, doctors surgery, chemist, post office, general stores, newsagents, public houses and cafes and a well-regarded primary school. There is a tennis court and access to the excellent Blue Flag famous fossil beach which forms part of the beautiful World Heritage Jurassic Coast. The area is designated as one of Outstanding Natural Beauty, much of which is owned or controlled by The National Trust. There is easy access to many coastal and countryside footpaths. The historic coastal town of Lyme Regis is approximately 3 miles to the west and the market town of Bridport 7 miles to the east.

Ground Floor

Upon entry, a small hallway leads to a downstairs W/C and utility room, a practical space for coats, boots, and outdoor wear. A door offers direct access to the rear garden. An internal door opens into a generous main hallway, giving access to the sitting room, kitchen, and dining room. The L-shaped sitting room is light filled via a dual-aspect, featuring a bay window, access to the conservatory, and a corner log burner with a stone surround and wooden accents. The adjoining dining room also enjoys garden views through a bay window and provides access to a compact study, ideal as a home office or hobby space. The kitchen is a good size with dual aspect and a door leading to the outside space. The kitchen offers scope to create a modern and stylish room.

First Floor

A staircase leads you upstairs to the landing, offering access to two rooms. Bedroom one is a large double with an en-suite, comprising of a bath, basin, and W/C, with a lean to window allowing in plenty of light. Bedroom two is a single room with dual aspect windows, a stand-alone shower, hand wash basin, and access to a W/C.

Externals

Externally, the property has a wrap around, south-west facing garden that opens out towards the sea, offering sea views. With clearance and landscaping, the positioning of this property could become a standout feature, a rare find with such potential in this location. The property benefits from ample gated parking and a single garage,

Agents Notes

This property is sold via a part exchange company.

There is limited information available regarding the property's history and existing regulations.

Please note the property is unregistered and sold as seen.

Services

Electric heating.



Local Authorities

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970.

We are advised that the council tax band is E

Broadband and Mobile Service:

At the time of the listing, standard and super-fast broadband are available.

Mobile phone service varies dependent upon your provider and we recommend you visit the Ofcom website checker to confirm.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Flood Risk

Enquire for up-to-date details or check the website for the most current rating.

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Stamp Duty

Stamp duty is likely to be payable on this property dependent upon your circumstance.

Please visit the below website to check this.

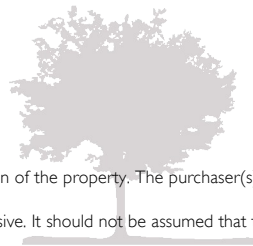
<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro>



Important notice. Parkers notify that:

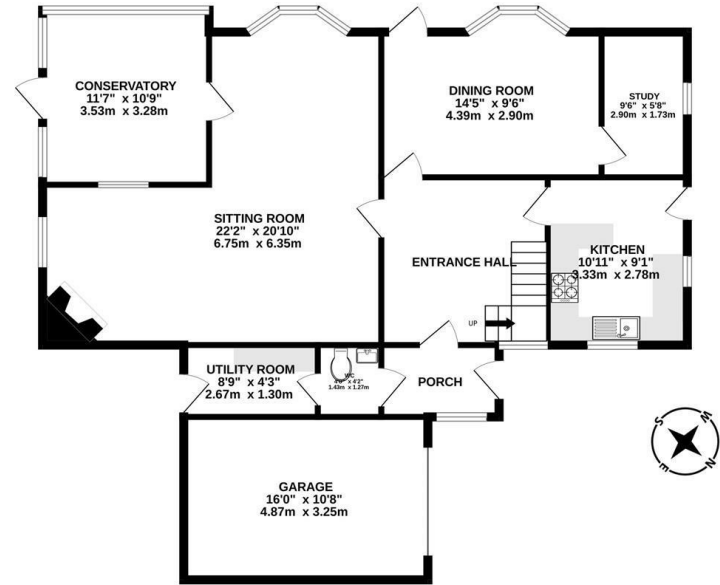
- All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact.

- All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

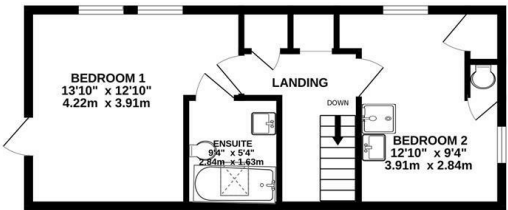




GROUND FLOOR
1149 sq.ft. (106.7 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 1546 sq.ft. (143.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

