



Westgate



# Westgate Flat 2, Bellair

Charmouth, DT6 6RD

Stunning period conversion with two double bedrooms, parking and wonderful grounds. Would make an ideal pied a terre or holiday let.

- Grade II listed
- Two double bedrooms
- Ensuite and family bathroom
- Covered verandah
- Stunning grounds
- Parking for 2 cars
- Chain free
- Can be holiday let
- Leasehold
- Rateable value £1950

Guide Price £350,000

## THE PROPERTY

This beautiful Grade II listed building was restored to its former glory four years ago and is currently successfully operated as a high end holiday let for discerning guests. There are three characterful apartments and a separate cottage within the landscaped grounds of Bellair.

Decorated with heritage paint hues complimenting the light, elegant and spacious layout. High ceilings, original fireplaces, shutters and windows, deep skirting boards, and doors reflect the high attention to detail. Along with cast iron radiators and traditional classical designed bathrooms creates a beautiful living space, which is equally suitable as a main home or high quality holiday accommodation.



First floor flat. The property is entered via it's own front door up stone steps from outside into a stunning entrance hall with polished wood block flooring which leads into an open aspect dining room. The kitchen is well designed with traditional shaker units and built in appliances with a gas hob. A lovely arched window enjoys views across the private grounds. A large sitting room benefits from a feature fireplace and arched niches with built in cabinetry and full length glass doors to the covered verandah. There are two spacious double bedrooms, a family bathroom and an ensuite to the principal bedroom.

## OUTSIDE

The building is approached by a curved gravel drive with ample parking for visitors, overlooking beautiful panoramic views of the Marshwood vale and hills. The garden has established trees, expansive lawns and pedestrian pathways.

## SITUATION

Charmouth is a highly sought after village lying on the beautiful Jurassic Coast and only some three miles to the east of Lyme Regis. The village offers excellent local amenities, a popular primary school and a Blue Flag beach with access to the stunning coastline and coastal footpaths. The property is about a mile outside of Charmouth.

## SERVICES

Gas fired central heating

Klaugester Biodisc sewage treatment plant (installed in 2004 and serviced June 2024).

ADSL 20 MBPS internet.

## VIEWINGS

Via the selling agent stags. The property is currently used for holiday lets, so changeover days may need to be observed for viewings.

## LEASE DETAILS

999 years from 2018

Service charge £1982

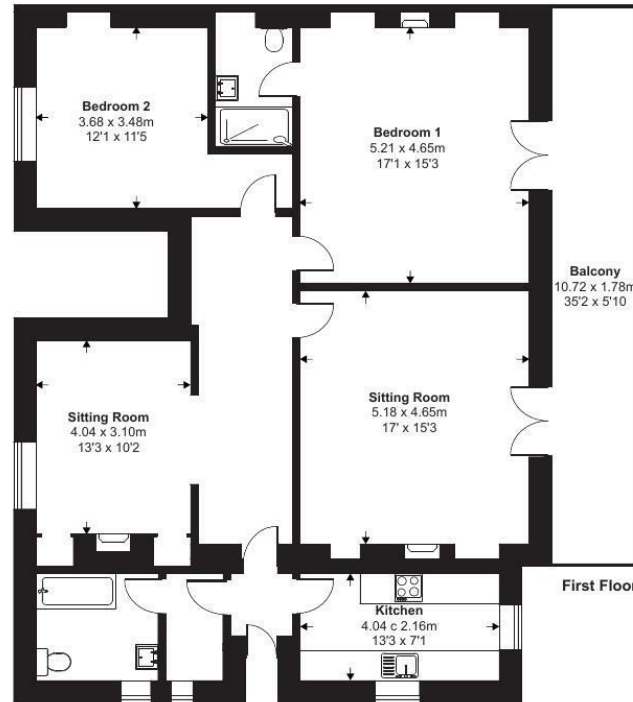
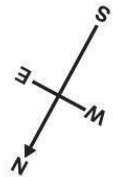
Ground rent £1

The property was built in 1830 with stone walls and slate roof.



Approximate Area = 1333 sq ft / 123.8 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). © nichecom 2025. Produced for Stags. REF: 1251091

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