



The Beach House







The Beach House Higher Sea Lane

Charmouth, Bridport, Dorset, DT6 6BD

Just back from Beach. Lyme Regis 3 miles. Bridport 7 miles.

A very impressive detached contemporary style house enjoying one of the best sea views and coastal locations in Charmouth.

- Stunning 3000 sqft contemporary house
- Panoramic sea views along the Jurassic Coast
- Total 5 bedrooms, 4 bathrooms
- South-facing gardens and double garage
- Just back from Charmouth beach
- Interconnecting annexe/apartment
- High quality specification
- Full-width balcony enjoying stunning sea views
- In all about 0.25 acre
- Freehold. Council Tax Band G

Guide Price £1,350,000

Stags Bridport

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The Property

The Beach House is a very impressive, much improved, individual, detached, contemporary style house in a wonderful coastal location, just back from Charmouth beach and enjoying stunning panoramic sea views along the Jurassic Coast and also over the village, Stonebarrow, and the surrounding countryside. It is understood to have been built in circa 1970 with natural stone and rendered elevations. Under the current ownership since 2006, it has been subject to extensive enlargement and improvement to a very high standard.

The impressive specification features include gas-fired central heating with twin boilers, quality well equipped kitchen with hardwood worktops and comprehensive appliances (Siemens electric double oven, induction hob plus gas ring, integrated twin fridge/freezers and integrated dishwasher), quality bathroom and shower rooms with Travertine tiling, reinforced concrete balcony with Travertine tiles, powder-coated aluminium windows and patio doors to the south first floor plus uPVC windows to the balance, free-standing wood burner to the main house and also second wood burner to the apartment and modern contemporary staircase with glazed sides.

The apartment is also well appointed with contemporary well equipped kitchen (electric oven, hob and integrated fridge/freezer).

The accommodation principally faces south, taking full advantage of the wonderful coastal aspect with picture floor to ceiling windows. It is extensive and versatile, ideal for use as one large home or with a separate apartment/annexe for a dependent relative, guest suite or letting purposes etc.

The accommodation extends to:

Ground floor of the main house – Reception hall, bedroom with en-suite bathroom, second bedroom with en-suite bathroom/shower room, utility.

The Apartment – Hall, large living/dining room/kitchen, two bedrooms, bathroom.

First floor of the main house – Large landing, cloakroom, stunning large open plan living/dining room/kitchen, full-width covered balcony with glass screens and Travertine tiles, principal bedroom suite – dressing room, very spacious bedroom, en-suite bathroom with sunken bath and walk-in shower.

Outside

Wide entrance onto a large driveway/parking area and, past the house, a substantial detached double garage/workshop.

The main gardens lie to the south and include a full-width adjoining part covered paved terrace. The sunny gardens take full advantage of the fantastic coastal/sea views.





Situation

The Beach House occupies a tucked away position in a small no-through lane, just a stone's throw from Charmouth's unspoilt fossil-rich beach, which forms part of the stunning Jurassic Coast World Heritage Site. Charmouth is a delightful and very popular coastal village. It offers excellent amenities including a newsagent, convenience shop, bakery, hairdresser, chemist, doctors' surgery, library, hotels, restaurants and inns. There is also a very popular primary school and the village is within the catchment area of the excellent, Woodroffe Senior School at Lyme Regis and Colyton Grammar School.

The whole area is designated as being one of outstanding natural beauty (AONB) and the coast has been awarded World Heritage status. Much of the surrounding countryside is either owned or controlled by the National Trust. The thriving market town of Bridport and the historic coastal resort of Lyme Regis are both within easy reach. The town of Axminster is also nearby, with mainline rail services to London.

Services

All mains services. Gas-fired central heating (twin boilers)

Broadband - Standard up to 1Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

Viewings

Strictly by appointment with Stags Bridport.

Directions

From Bridport follow the A35 to Charmouth. At the end of the Charmouth bypass take the 1st exit into Charmouth and then take the 3rd right into Higher Sea Lane. Towards the end of the lane (before it bears right) bear left, follow the private lane for a short distance (signposted 'Footpath to Beach') and The Beach House is seen on the right.



Total Area: 271.6 m² ... 2923 ft² (excluding balcony, double garage)

Not to scale. Measurements are approximate and for guidance only.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



