



Molescroft



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Old Lyme Road, Charmouth, Dorset, DT6 6BQ

Village Centre 0.3 mile. Beach 0.7 mile. Lyme Regis 3 miles.

An individual detached bungalow enjoying wonderful coastal/sea views in a sought after location within the popular coastal village of Charmouth

- Attractive spacious individual bungalow in prime location
- Great improvement / redevelopment potential
- 2 Reception, conservatory
- In all about 0.4 acres
- First time on market in about 45 years
- Lovely coastal and country views
- 3 Bedrooms
- Large private gardens
- No forward chain
- Freehold. Council Tax Band F

Guide Price £650,000

THE PROPERTY

Enjoying wonderful sea and coastal views and in a sought after residential road within easy reach of the village centre and beaches. An attractive, individual, detached bungalow offering improvement or redevelopment potential.

Molescroft was understood to have been built in the 1930s, of traditional construction with rendered colour-washed elevations and has been under the current ownership for some 45 years.

The property offers spacious accommodation, enjoying views over the gardens and taking advantage of the lovely sea/coastal views and to Stonebarrow Hill.

The property is offered in tidy condition with gas-fired central heating (boiler recently replaced), uPVC windows/doors and a fitted kitchen with solid oak lined fronted units, electric double oven, electric hob, integrated washing machine and dishwasher, plus a large modern uPVC conservatory.

Character features, typical of its period, include a large bay window, high ceilings, picture rails, ornate carved stone fireplaces and the original larder cupboards and internal doors.

The property has been well cared for and loved over the years although would now benefit from general refurbishment and offers great potential for improvement and enlargement, which might include a loft conversion. Alternatively, it offers exciting potential for complete redevelopment to build a new striking home, subject to the usual planning consents.



The well proportioned accommodation extends to entrance lobby, reception hall, living room, uPVC conservatory, dining room, kitchen/breakfast room with larder, rear lobby, three bedrooms, shower room/WC, separate second WC, very large loft with open cut timbers (great potential to create additional accommodation, say, one or two extra bedrooms, bathroom and balcony etc.).

The property is offered with no forward chain and has been competitively priced for a quick sale.

OUTSIDE

In total, the plot extends to about 0.4 acres . Molescroft is set well back and screened from the lane, being approached through double gates onto a long tarmac driveway leading to a detached garage with workshop/store behind.

The large gardens, again, enjoy wonderful coastal/sea views and principally down to lawn together with adjoining paved terrace, apple trees and a pedestrian gate onto the lane.

SITUATION

Old Lyme Road is a highly sought after residential road on the favoured western side of Charmouth. It is very well located within easy reach of the village centre, the beach and open countryside/coastal walks. Charmouth is a delightful and very popular coastal village on the stunning Jurassic Coast. It offers excellent amenities including a newsagent, general stores, 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.

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 is about 7 miles to the east, whilst the historic resort of Lyme Regis is very nearby. The town of Axminster is also within easy driving distance with mainline rail services to London.

SERVICES

All mains services. Gas-fired central heating

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the A35 west to Charmouth. At the end of the Charmouth Bypass take the 1st exit into Charmouth, then take the 2nd available right into Old Lyme Road. Continue for about 0.2 mile and Molescroft is on the right.



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		
(81-91) B		
(69-80) C		
(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		

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