

Symonds
& Sampson



Springfield House

Axminster Road, Charmouth, Bridport

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Axminster Road
Charmouth
Bridport
Dorset DT6 6PB

Charming detached three bedroom period property adjoining open farmland, a walk to both the beach and the shops.



- Character property
- Walking distance of sea and village amenities
 - Off road parking
 - Not listed

Guide Price **£550,000**

Freehold

Bridport Sales
01308 422092
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THE PROPERTY

Springfield House is believed to have its origins in the 18th century and has all the character one would expect of a property of this age. Despite having features that include an inglenook fireplace and stone and brick exposed walls, this house is not listed and could be altered, subject to obtaining necessary planning consents, to a new owner's specification. Add to that the elevated position to the top of the village overlooking adjoining countryside and far into the Marshwood Vale, and just a walk to both the beach and the local shops, and you have a very attractive proposition indeed.

ACCOMMODATION

The original footprint of the house has three good rooms downstairs and three up, with the later addition of a garden room providing an extra dimension. The sitting room has an inglenook fireplace with an inset Italian range cooker that doubles as a woodburning stove as its focal point. To the centre of the house there is a formal dining room and to the other end a kitchen equipped with freestanding units that will remain and complement the character of the house. A garden room lies to the rear of the property overlooking the garden, and in addition downstairs there is a utility room and a cloakroom. Upstairs there are three bedrooms, two of which have ensuite shower rooms, with the third bedroom having use of a family shower room. The

property has gas fired central heating run from a Rayburn in the dining room and has UPVC double glazing.

OUTSIDE

To the front of the property there is off street parking for one car and to the right hand side double gates provide secure parking for one car and further covered parking beyond within a large carport. The gardens behind are substantial, walled and mature, with a series of herbaceous and shrub borders that provide shape, colour and form throughout the seasons. Beside the garden room there is an ornamental pond plus a garden shed.

From the garden a gate leads through to an area that is leased on a peppercorn rent from Wessex Water, that houses a reservoir. It is anticipated that Wessex water will be open to leasing it to the new owner.

SITUATION

This home is situated in the delightful village of Charmouth, which is a small village set on the Jurassic Coast, offering an outstanding natural beauty of its own with its award-winning beach. The local shops, beach, children's playground and two pubs are all within walking distance.

DIRECTIONS

What3words:///dolly.voters.plausible

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast broadband is available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: E.

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: E

AGENT'S NOTES

We anticipate that the roof will need replacing within the next 10 years or so and we have a quote for that work.

A local spring is piped under the garden and is managed also by Wessex Water. The pipe work has been renewed in recent years and Wessex Water are happy for the owners to make use of that water at no cost to them.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(91-100) A		77
(81-90) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F	50	50
(35-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



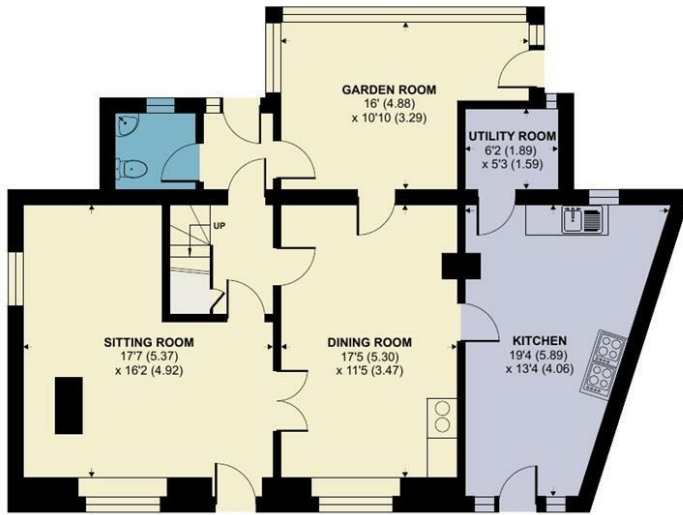
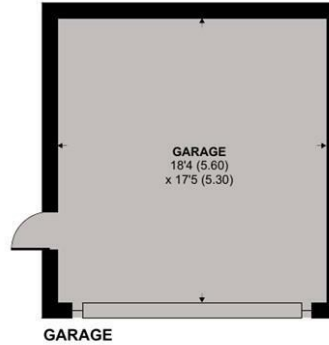
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Approximate Area = 1661 sq ft / 154.3 sq m

Garage = 319 sq ft / 29.6 sq m

Total = 1980 sq ft / 183.9 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1407764



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