Seadown House

STAGS

Seadown House, Stonebarrow Lane

Charmouth, Bridport, , DT6 6RA

Charmouth Beach 0.5 mile. Lyme Regis 3 miles. Bridport 7 miles.

A very attractive and well appointed individual detached house with garden annexe, set in lovely secluded gardens and with views to the sea within easy reach of the village centre and the beaches

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- Attractive well appointed individual home
- 3 Bedrooms, 2 bathrooms (1 en-suite), large balcony
- Kitchen/breakfast room, utility
- Lovely well stocked south-facing gardens with large summerhouse backing onto Nation Trust fields
- In all about 0.5 acre
- Very spacious 1873 sqft
- 2 Reception rooms
- Detached well appointed garden studio annexe (open plan living room/bedroom and shower room)
- Double garage, extensive parking
- Freehold. Council Tax Band F

Offers In Excess Of £900,000

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THE PROPERTY

Seadown House is a very attractive, individual detached house, together with a detached studio annexe occupying a secluded, elevated position set in large well stocked gardens backing onto fields and enjoying far-reaching views down to the sea and the surrounding countryside. The house is believed to date back to 1953 and under the current ownership since 2009, has been subject to extensive refurbishment to a very high standard.

The property is well appointed with oil-fired central heating, timber and uPVC anthracite grey sealed unit windows, wood burner to the sitting room, which flows to the well equipped kitchen with contemporary units, solid ash work surfaces, stoneware sink and comprehensive appliances (Stoves range cooker, integrated fridge, integrated dishwasher), LED downlighters, utility with extensive units and stoneware sink, a further and quality en-suite shower room and family bathroom with attractive fittings,

The attractive and spacious accommodation enjoys a very sunny predominantly south-facing aspect and character style features include exposed pine floorboards, open Baxi fireplace and double aspects.

The detached garden studio annexe is a further feature and built to a bespoke design under the current ownership, having larch clad elevations with timber sealed unit window. It is, again, very well appointed with all modern amenities including electric convector heating, bespoke kitchenette with solid oak work surfaces, attractive shower room with large walk-in shower, LED downlighters and oak/slate flooring. It is very successfully let through Airbnb (known as The Cabin) generating high revenue.

The extensive, secluded and well stocked, gardens are a further big selling feature of the property together with excellent parking, a large summerhouse/studio and attached double garage.

The accommodation extends to:

The House
Ground floor - Reception hall, 2nd reception/study/office, sitting room, kitchen/dining/family room, lobby, utility, cloakroom.
First floor - Landing with access to attic (pull-down ladder), principal bedroom – bedroom, en-suite shower room and access to large south-facing balcony, two further bedrooms, family bathroom.

The Garden Studio Annexe
Open plan living room/kitchenette/bedroom, shower room.

OUTSIDE

Seadown House is set well back from Stonebarrow Lane and approached over a long part brick paved driveway leading to the attached double garage.

Extensive gardens with large expanses of lawn and interspersed with a wide variety of trees and shrubs, vegetable garden with raised beds and timber shed. The balcony on the first floor has a bridge leading into the large terrace with a fire pit which is perfect for outside dining.

Large timber summerhouse/studio with terrace and views towards Lyme Regis. There are a whole number of paved pathways and terraces.

The gardens back onto open fields and Nation Trust land and enjoy lovely views down to the sea beyond.

The garden studio annexe has its own parking at the bottom of the lane and own garden area.

SITUATION

Seadown House is very well located on the eastern edge of Charmouth and on the western lower slope of the National Trust Stonebarrow Hill and the landmark Golden Cap Estate. It is well placed within easy reach of the village centre and via public footpaths down to the beach.

Charmouth is a very popular coastal village offering an above average range of facilities including local shops, doctors' surgery, chemist, general stores, newsagents, two pubs, cafes, hairdressers, primary school, tennis club and the excellent Blue Flag fossil beach which forms part of the beautiful World Heritage Jurassic Coast. The whole area is designated as one of outstanding natural beauty (AONB), much of which is owned or controlled by the National Trust.

The historic coastal town of Lyme Regis is only a few miles to the west and the thriving market town of Bridport just to the east. The market town of Axminster is also within easy reach, with a mainline rail service to London and the West Country.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating (house), electric convector heaters (garden studio annexe).
Broadband - Standard up to 17Mbps and Superfast up to 59Mbps.
Mobile phone service providers available is EE, O2 and Three for voice and data services inside and outside and Vodafone for voice and data services 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).

AGENTS NOTE

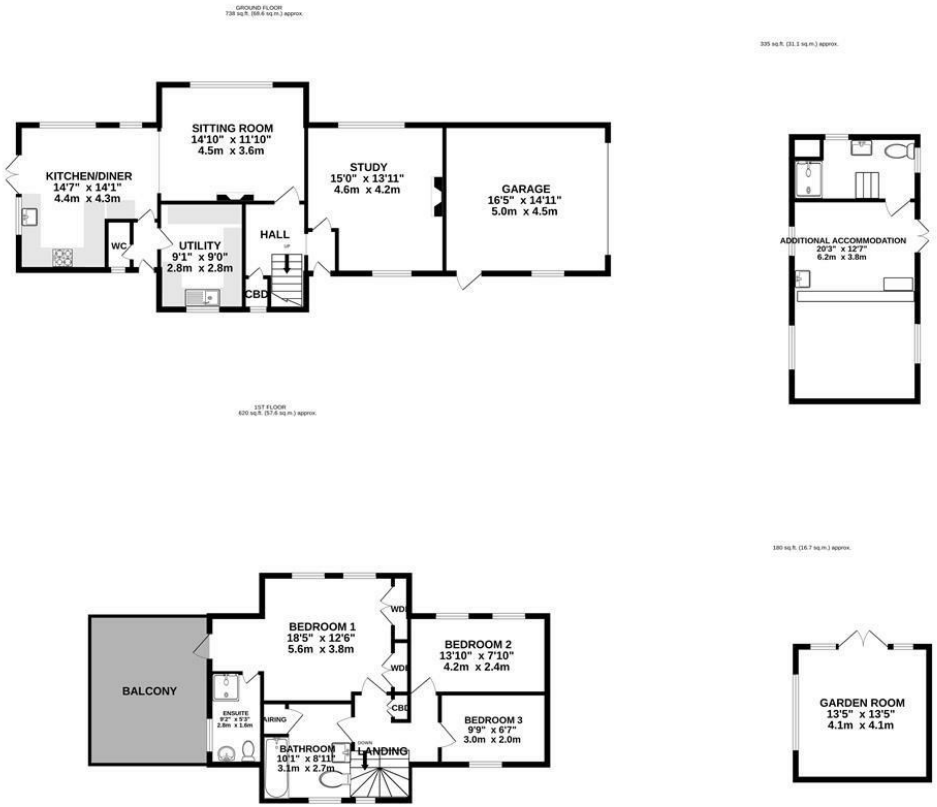
There is retrospective planning permission to demolish the garage and build a 2 story extension.
Dorset Planning portal number (1/D/09/002039) and (1/D/12/000117)

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport join the A35 towards Lyme Regis and after about 7 miles turn left, signed Charmouth (before joining the bypass). After about ¼ mile take the next turning left into Stonebarrow Lane. Seadown House is the first property on the right.
What3Words: ///viewer.snail.drift



SEADOWN HOUSE, STONEBARROW LANE, CHARMOUTH, DT6 6RA

TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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.
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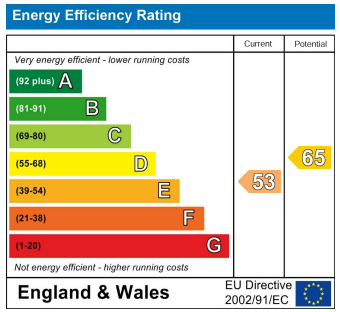

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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.

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