



4 The Manor











## 4 The Manor Catherston Leweston

Charmouth, Bridport, , DT6 6LZ

Charmouth Village 1 mile. The Sea 1.5 miles. Lyme Regis 4 miles.

A substantial period house, the major part of an impressive country mansion, set in superb grounds with fantastic views to the sea

- Handsome period house
- Just under 3,000sqft
- 3-4 Bedrooms, 2 bathrooms
- Beautiful communal gardens
- Close to Charmouth and the sea
- Stunning sea and country views
- Many fine character features
- 2 Reception rooms
- Adjoining 2.5 acres of woodland
- Freehold. Council Tax Band E

Guide Price £735,000

### Stags Bridport

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## THE PROPERTY

It is reputed that since the 13th century there has stood on this site a manor house and in 1887 the property was extensively rebuilt in early Tudor style with principal elevations of mellow stone under a slate roof. In more recent years the main manor house, which is grade 2 listed, has been sub-divided into 7 self-contained properties, all of which are of a substantial size and completely individual. Many of the other properties are currently second homes.

No. 4 is the major/principal part of the former country mansion and, therefore, benefits from some very impressive design/character features. It has been a well loved and cared for family home for over 60 years.

The property principally faces south and elevated, enjoying fantastic far-reaching panoramic views taking in Stonebarrow Hill, Charmouth and the sea beyond. The extensive and well proportioned accommodation offers a wealth of fine features, typical of its age, including stone mullion leaded light windows, stained glass window on the half-landing, ornate stonework and timber joinery, high ceilings, large ornate stone carved fireplace, imposing wide oak decorative staircase, moulded ceilings, wood panelling and much more.

In recent years the property has been subject to extensive and sympathetic refurbishment to a very high standard. The excellent modern amenities include oil-fired central heating with cast iron style radiators, upgraded kitchen with shaker style units, electric double oven and hob, new upgraded cloakroom, en-suite shower room and family bathroom. It has also been redecorated and many of the carpets have been replaced.

The elegant accommodation:

Ground floor - Entrance porch, drawing room, dining room, kitchen, utility, cellar.

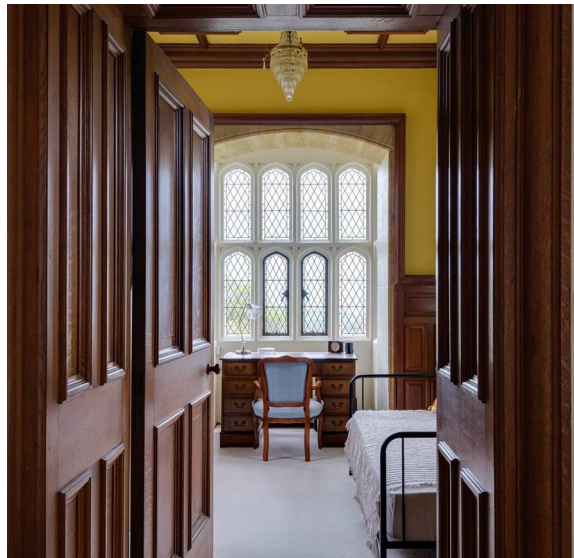
First floor - Large landing, principal bedroom with en-suite shower room, study/occasional 4th bedroom off, 2 further double bedrooms, family bathroom.

The house also has the unique benefit of virtually adjoining private woodland, providing lovely amenity and the use of beautiful communal gardens and grounds.

4 The Manor is a truly very special and beautiful period home in a wonderful private estate setting. Viewing is strongly recommended by the sole agents.







## OUTSIDE

Catherston Manor is approached over a beautiful tree-lined driveway. There are formal gardens surrounding the property, maintained by professional gardeners and featuring large expanse of lawns surrounded by mature and delightful shrubberies. All of the residents have the use of these gardens. Also, within the grounds is a church, which was built for the manor house.

Just beyond the entrance to No. 4 is the single garage and parking to the front for 1-2 cars.

4 The Manor exclusively owns an adjacent 2.5 acre woodland, which lies just to the east, with its own woodland walk shaded by the canopy of specimen trees and an abundance of bluebells and wild garlic during the spring months.

## SITUATION

The Manor enjoys a lovely private and elevated semi-rural location on the edge of Charmouth. It lies within an Area of Outstanding Natural Beauty (AONB) with beautiful countryside right on the doorstep. The highly popular coastal village of Charmouth, with its Blue Flag bathing beach and access to the Jurassic Coast is very nearby. There is a lovely footpath across fields leading down to the village centre.

Charmouth's excellent amenities include a good range of shops, two pubs, a church, playing fields and tennis courts. The village also has a very popular primary school and the secondary schools of Woodroffe at Lyme Regis and Colyton Grammar are both nearby. Lyme Regis and Bridport are also within easy reach offering unique shopping, leisure and cultural experiences. The National Trust Golden Cap Estate is also very nearby with access from Stonebarrow Hill.

## SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

Broadband - Standard up to 27Mbps and Ultrafast up to 1800Mbps.

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

## SERVICE CHARGE

There is a service charge for the upkeep of the communal grounds and driveway, which are on a long lease. The last payment was £954pa (2024).

## VIEWINGS

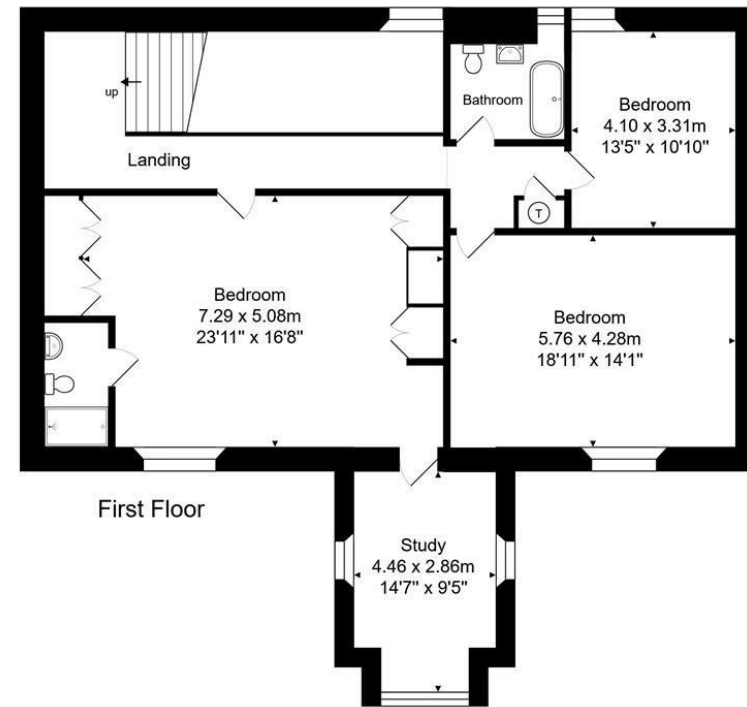
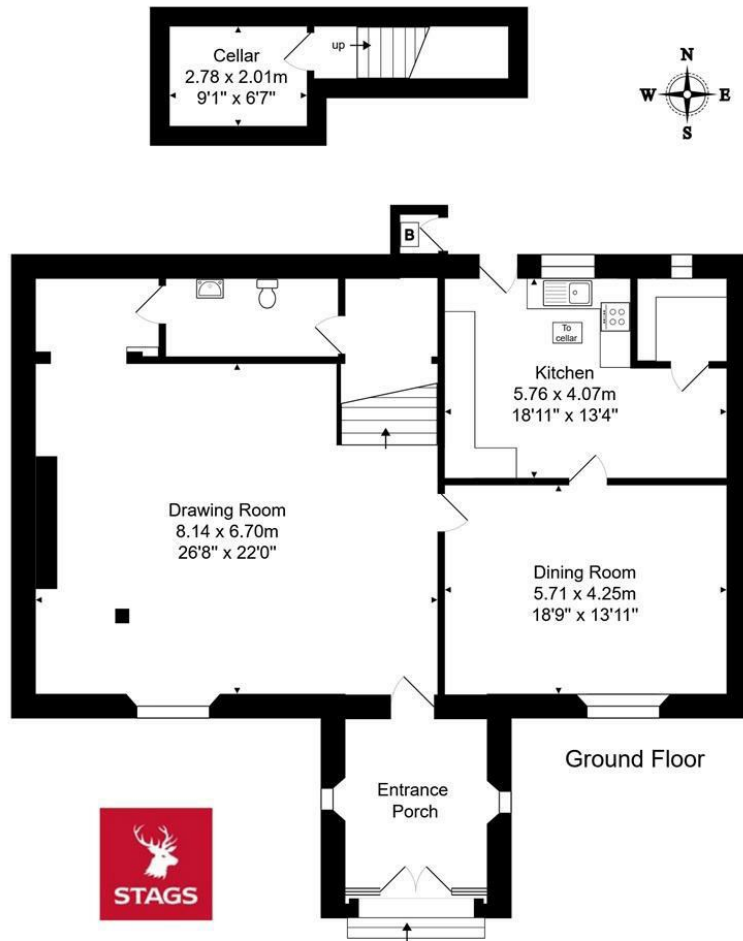
Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Bridport join the A35 towards Charmouth and just before the Charmouth Bypass turn left, signed Charmouth and Catherston Leweston, take the 1st right signed Catherston Leweston and after about 0.5 mile take the 2nd right through the large stone pillars, signposted St Mary's Church. The Manor will be seen on the left.

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Total Area: 269.5 m<sup>2</sup> ... 2900 ft<sup>2</sup>  
 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC







