Symonds & Sampson

Langley House

The Street, Charmouth, Bridport, Dorset

Langley House

The Street
Charmouth
Bridport
Dorset DT6 6PE

GUIDE RANGE £500,000 - £550,000. A classic Georgian property with generous internal accommodation situated in a prime coastal location.

5 1 3

- Classic Georgian property
- Beautifully proportioned rooms
- Character features throughout
- Desirable coastal location
- South facing private enclosed garden
- 4 Bedrooms, 2/3 reception rooms

Guide Range **£500,000 - £550,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk

THE DWELLING

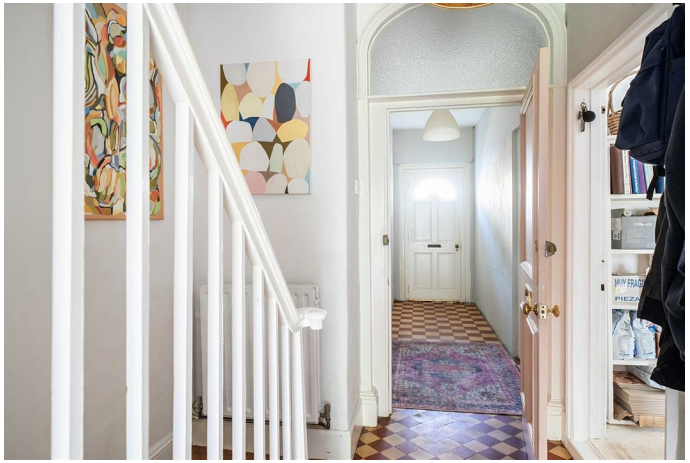
This period property has all the delightful benefits of a Georgian dwelling with perfectly proportioned rooms, high ceilings that create a wonderfully light accommodation from the elegant sash windows. The internal space totals over 210 square meters spread over three floors with two balconies offering sea views over the garden. Outside a garden provides the perfect place to relax and entertain. Situated just a short walk from the sea and facilities.

ACCOMMODATION

The property has a shared hallway leading to the private main door. On this level, you will find an artist studio with sitting room beyond and a cloakroom. This potentially could be converted into a super studio apartment with the correct PP. There is rear access into the garden from this level both to the rear of the sitting room and the main hallway.

Rising up to the second floor, you will find the main living accommodation. The kitchen dining room with its own balcony and solid wood floor and a comprehensive range of units, range cooker and space for a washing machine and dishwasher. There is plenty of space for a dining table and chairs to entertain 6 to 8 people The seating area is a cosy spot to relax with friends and family. The main reception room, again with its own balcony, is centered around a wood burning stove and is a comfortable room for those winter evenings. The study is also found on this floor, great for the homeworker. And also the master bedroom. This generous room again with high ceilings and wonderfully light, has space for storage across one wall.

And finally, the modern family shower room with a floating vanity unit with basin, double walk in shower with rain fall shower head and WC. Rising to the top floor where you will find a further three double bedrooms.



OUTSIDE

The property has a sizable enclosed south facing garden which is edged by mature trees and shrubs. It features a number of sunny spots and terraces for both entertaining and relaxing with a shed, greenhouse and log store. It is the perfect haven away from the bustle of the beach. There is on street parking directly outside of the property.

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///slurping.magically.placed

SERVICES

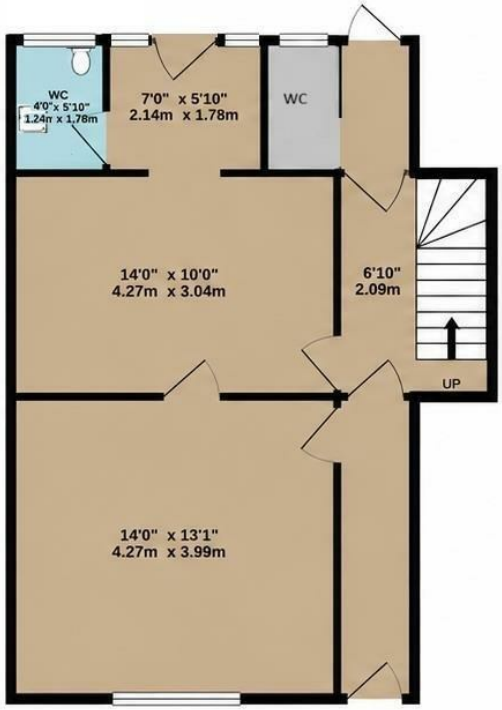
Mains water, electricity, drainage. Gas fired central heating.

Broadband - Superfast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: D

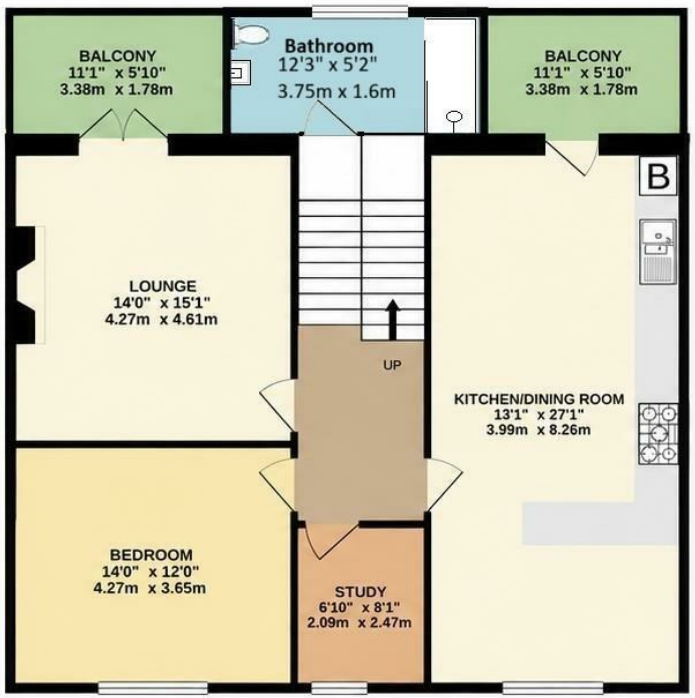
AGENTS NOTES

The property owns the freehold to a small apartment located on the ground floor of this lovely property. The flat itself is a leasehold property which is independently owned and not part of the sale of the house.

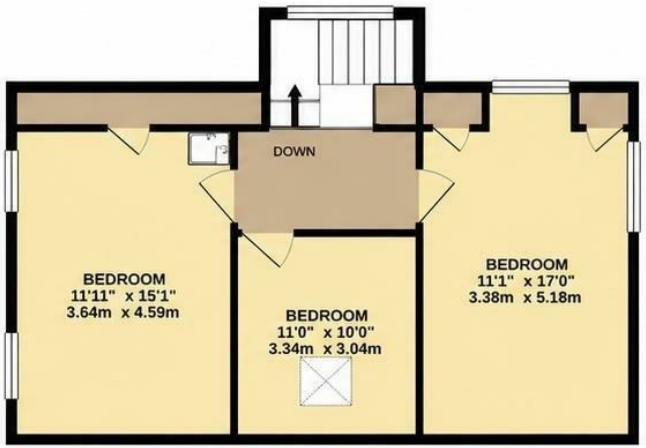
GROUND FLOOR
557 sq.ft. (51.8 sq.m.) approx.

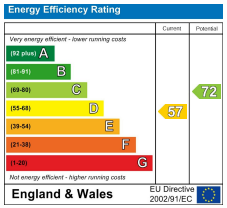


1ST FLOOR
958 sq.ft. (89.0 sq.m.) approx.



2ND FLOOR
604 sq.ft. (56.1 sq.m.) approx.





TOTAL FLOOR AREA : 2118 sq.ft. (196.8 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 ilustrative 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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