

Symonds
& Sampson



Charm Edge

Old Lyme Hill, Charmouth, Bridport, Dorset

Charm Edge

Old Lyme Hill
Charmouth
Bridport
Dorset DT6 6BP

A woolaway bungalow with fabulous open aspect across the Jurassic coast



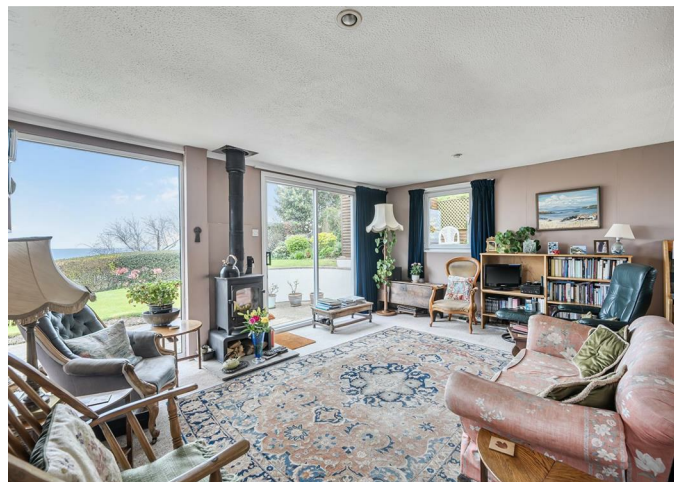
- Detached woolaway bungalow
 - Spacious interior
 - Panoramic views
 - Solar panels



Guide Range £475,000 - £500,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



DWELLING

Set high up on the edge of Charmouth the bungalow looks out over the rolling hills of Dorset and the Jurassic coast. The bungalow is of non standard construction. Internally it offers good internal space with the potential to separate the living accommodation. Outside you will find parking to the front and a well established garden to the rear.

THE PROPERTY

The bungalow offers open plan living as the rooms flow seamlessly into one another creating a comfortable living space. The kitchen is well arranged with solid wood units including a pantry unit. Integrated items include an oven, hob, fridge and dishwasher. Moving forward you enter the sitting room, a perfect place to relax and cosy up to the wood burner in winter or enjoy the stunning vista in the summer. Finally, there is a built in seating area around a dining table with space for 6 to 8 people. The hallway leads to the main sleeping accommodation which comprises of a double and a twin bedroom. There is also a shower room and a family bathroom. At the end of the hall is a third bedroom and the study. Paddle steps from the hall take you up to the fourth bedroom which extends into the eaves. This room enjoys extensive coastal and country views. The third and fourth bedrooms, shower room and the study could be annexed to create a separate living space if so desired .

OUTSIDE

To the front of property is parking for two to three cars. The property has a number of useful storage sheds. To the rear a terrace leads off the back of the property, perfect for outside dining. The well maintained garden is set over a couple of levels and packed with mature shrubs, flowers and also productive raised beds. Elevated to the side is a summer house, perfect for cooler days. The garden has a simply stunning view.

SITUATION

The property sits on the western side of Charmouth, a short walk down to the beach in this charming seaside village. Charmouth, which has a number of good shops, public houses and cafe to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

DIRECTIONS

What3words:///rebirth.section.undercuts

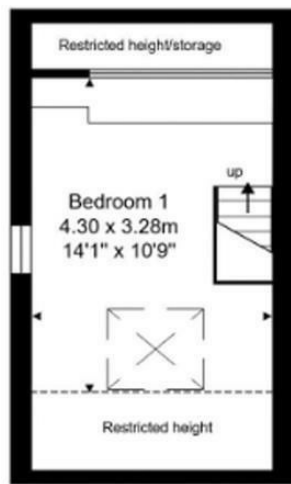
SERVICES

Mains electricity, drainage and water. Electric night storage heaters.
Broadband - Superfast speed available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: D





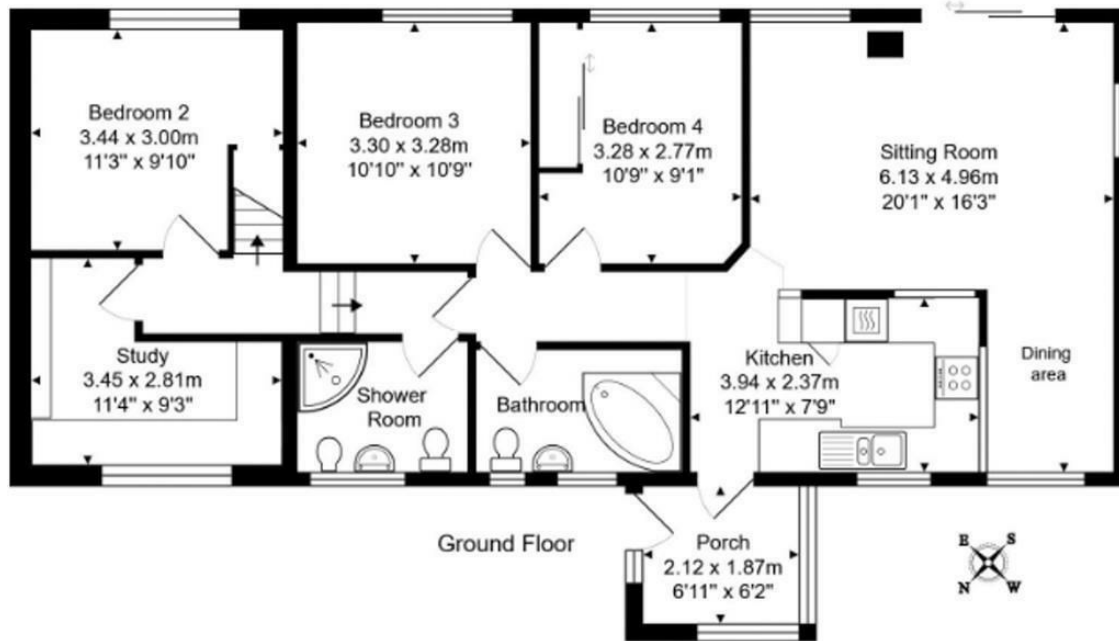
Charm Edge
Old Lyme Hill
Charmouth
Bridport
DT6 6BP

Energy Efficiency Rating		Current	Potential
Not energy efficient - lower running costs			
105-140	A		
81-104	B		
65-80	C		
49-64	D	57	65
33-48	E		
17-32	F		
1-16	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Area: 108.5 m² ... 1167 ft² (excluding restricted height)

Not to scale. Measurements are approximate and for guidance only.

First Floor



Bridport/DME/07042026



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT