



Seacliff House







Seacliff House Catherston Leweston

Charmouth, Bridport, Dorset, DT6 6LZ

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

A stunning detached contemporary home occupying a fantastic, private setting with stunning views to the sea

- Impressive contemporary home
- Very spacious 1954sqft
- 3 Bathrooms (2 en-suite)
- Impressive contemporary specification
- In all about 1/3rd acre
- Fantastic views to the sea
- 4 Double bedrooms
- Open plan living space
- Lovely south-facing gardens, studio/store
- Freehold. Council Tax Band E

Guide Price £995,000

Stags Bridport

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THE PROPERTY

Seacliff House is a very impressive and stunning, highly individual, detached, contemporary style chalet home, occupying a fantastic elevated and private setting with superb views to the sea. It originally dated back to the 1960s, although now looks and feels very modern and contemporary with larch clad elevations.

Under the current ownership since 2020, the property has been subject to extensive alteration, renovation, extension and reconfiguration to create a highly individual, stunning and contemporary, home. It has been skilfully designed for inside/outside living and to take advantage of its wonderful views to the sea, taking in Charmouth, Stonebarrow and the rolling countryside.

The impressive specification includes gas-fired central heating (part underfloor), aluminium powder coated/uPVC windows/doors, contemporary wood burner, contemporary Italian well-equipped kitchen with composite worktops, breakfast bar and Miele twin electric ovens and induction hob, contemporary bathroom/shower room fittings featuring freestanding bath and Amtico style flooring, plus fitted carpets and engineered oak, oak veneer staircase and landscaped gardens.

The extensive contemporary accommodation offers potential for an annexe and the living space is very open plan, enjoying the sunny south-facing aspect to the sea.

Extending to:

Ground floor - Large open plan reception hall/dining room/kitchen/living room plus pantry (the living room area features a wood burner, sliding doors and large rooflight), utility, rear hall/study/office, bedroom with sliding doors and en-suite bathroom/shower room, 2nd bedroom featuring vaulted beamed ceiling and en-suite shower room.

First floor - Landing, two further double bedrooms, shower room.

OUTSIDE

The property stands in a good sized plot of about one-third of an acre, being level and principally faces south, taking in the wonderful views down to the sea.

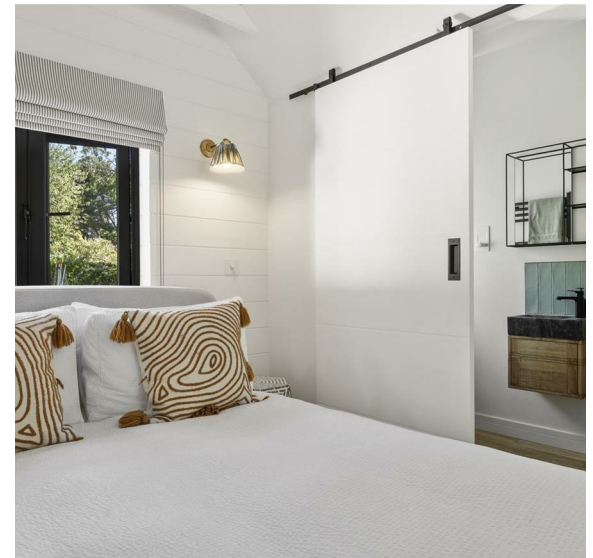
A five-bar gate leads onto a driveway/parking area.

Extensive timber decking to the south and east side adjoining the gardens.

Large spacious level gardens, principally down to lawn together with two mature large Bramley apple trees and a cherry tree, large studio/store and summerhouse, raised paved terrace at the far end taking advantage of the lovely coastal aspect.

AGENTS' NOTE

The access road is private, under separate ownership, with a small maintenance charge.





SITUATION

Seacliff House enjoys a lovely, private, semi-rural, location within the former grounds of the historic Catherston Manor. 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 within only a few miles. 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 nearby, with access from Stonebarrow Hill.

SERVICES

All mains services. Gas-fired central heating.

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

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

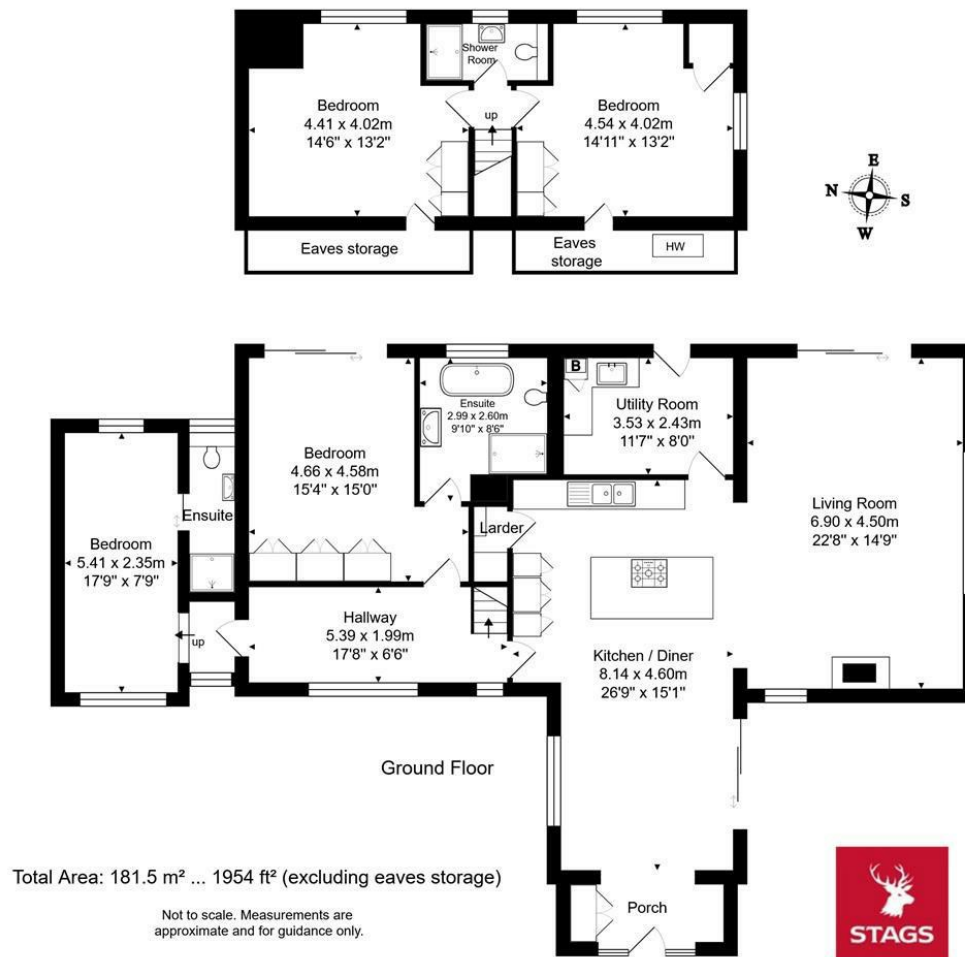
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

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 Chatherston 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 Marys Church and Seacliff House is 2nd on the right.



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) A		81
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



