

The logo for Symonds & Sampson is located in the top center of the image. It consists of the company name in a white, sans-serif font, with the ampersand in a smaller size. The text is set against a dark green rectangular background that has a thin yellow horizontal line at its base. The background of the entire image is a photograph of a modern wooden lodge with a deck, situated on a cliffside overlooking the sea. Large pine trees and a green hedge are visible in the foreground and middle ground.

Symonds
& Sampson

Lodge 1

Clifftop Park, Old Lyme Road, Charmouth, Bridport

Lodge 1

Clifftop Park
Old Lyme Road
Charmouth
Bridport
DT6 6BW

Luxury two bedroom holiday lodge with spectacular coastal views.



- Outstanding sea views
 - Popular location
- Close to coastal footpath and Charmouth village and amenities



Guide Price **£140,000**

Leasehold

Bridport Sales
01308 422092
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THE DWELLING

This two bedroom luxury holiday lodge is one of just five on this exclusive site built in 2005. The lodge enjoys a commanding position on the edge of Charmouth, taking in uninterrupted coastal views towards Stonebarrow, Golden Cap and Portland in the distance.

ACCOMMODATION

Gated private access leads to the parking area that steps up to the timber decking which wraps around the lodge. The principal living space is open plan, with a kitchen fitted with a comprehensive range of units with an electric oven and hob, integrated washing machine, dishwasher and fridge freezer. The living space has a focal point of a fireplace with an inset electric fire and has French doors out onto the timber decking. The dining area takes in the views over Stonebarrow Hill towards the sea.

There are two bedrooms, the principal of which enjoys the views to the coast and the second being a generous single. These rooms are served by a contemporary shower room fitted with a white suite comprising of a large walk-in shower, WC and sink.

OUTSIDE

Timber decking with balustrading surrounds the lodge providing several seating and dining areas throughout the

day. A set of stairs leads down to the parking area for two cars. The site has a screened communal bin store and remote control automatic gates.

SERVICES

Mains electric, drainage and water.

Broadband: Superfast broadband is available.

Mobile phone coverage is likely/limited inside and likely outdoors.

Council Tax Band: Exempt.

EPC: D

MATERIAL INFORMATION

Leasehold. 125 year lease from October 2024. Service charges include grounds maintenance, ground rent and business rates share. The site cannot be used in February. Holiday letting is permissible during the months of July and August only. Purchasers must have a main property in order to purchase this as a second home for holiday usage. £5,331 pa service charge. paid per quarter. Dogs are allowed.

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 cafes 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:///threading.landscape.vets



Energy Efficiency Rating		Current	Potential
The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).			
A	B	C	D
E	F	G	
		59	88
Energy Performance Certificate (EPC) for England & Wales			
EPC Reference: 2020/11414/C			



TOTAL APPROX. FLOOR AREA 497 SQ.FT. (46.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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