

# The Coach House

Lower Sea Lane, Charmouth, Bridport, Dorset

# The Coach

## House

Charmouth

Bridport

Dorset DT6 6LR

Detached house situated in an outstanding location, moments from the beach enjoying sea and country views.



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1



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- Spectacular location moments from the beach
  - Coastal and country views
- In need of complete renovation
  - Gated driveway



Offers In Excess Of £550,000

Freehold

Bridport Sales  
01308 422092

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## THE DWELLING

This property is all about location, with only a select few properties in the area which can boast such a short level walk to the beach and offer such views. Add the potential to create value and you have a rare opportunity indeed.

## ACCOMMODATION

At present on the ground floor there are two reception rooms and a kitchen. The kitchen comprises of eye and low level units with space for the usual appliances, plus a cupboard housing a tank and a pantry cupboard located under the stairs. On the first floor you will find another reception space which then gives access to two bedrooms and the family bathroom. However, there are endless possibilities to amend, adapt and improve the property to suit an individual buyer subject to obtaining necessary planning consents.

## OUTSIDE

The property sits centrally in a good sized plot, with parking and an area of lawn to the front. Patio areas wrap around the property creating an ideal space for al fresco dining and entertaining.

## SERVICES

Mains electricity, water and drainage. Electric heating. Broadband - Ultrafast broadband is available.

Mobile phone coverage - Network coverage is mostly limited indoors and good outdoors.  
Dorset Council 01305 251010.  
Council tax band: D.  
EPC: C

## SITUATION

The house is positioned in the delightful village of Charmouth, set on the Jurassic coast, offering an outstanding natural beauty of its own with its award-winning beach. The local shops are a few minute's walk away, with the beach on the doorstep, a children's playground a 5-minute walk and two public houses.

## DIRECTIONS

What3Words///crouches.random.happen.

## MATERIAL INFORMATION

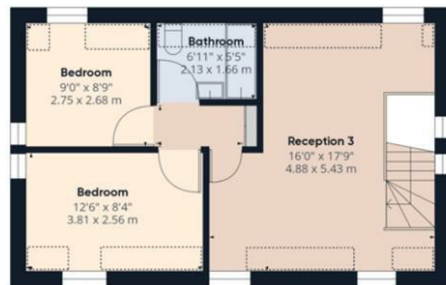
There is a covenant in place to pay a fair and proportionate cost for the maintenance of the private driveway.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	88
B	
C	
D	
E	
F	31
G	
England & Wales	
EU Directive 2002/91/EC	



Ground Floor



Floor 1

#### Approximate total area<sup>(1)</sup>

991.75 ft<sup>2</sup>  
92.14 m<sup>2</sup>

#### Reduced headroom

83.63 ft<sup>2</sup>  
7.77 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



BRI/DM/REV10092025



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