



Camellia Cottage







# Camellia Cottage The Green

Bridport, Dorset, DT6 6EA

Jurassic Coast 0.2 mile. Charmouth 3 miles. Bridport/Lyme Regis 5 miles.

A stunning contemporary home with annexe set in extensive grounds and with delightful views over the Golden Cap Estate

- Unique contemporary home
- Well appointed
- 2 Double bedrooms
- Open plan living/dining/kitchen
- Delightful far-reaching views
- Lovely gardens and grounds
- Large separate annexe
- In all about 1 acre
- National Trust Hardown Hill very nearby
- Freehold. Council Tax Band D

Guide Price £825,000

## Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | [bridport@stags.co.uk](mailto:bridport@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty

## THE PROPERTY

Camelia Cottage is a very attractive and unique detached, contemporary, single storey dwelling together with a separate, substantial, annexe, occupying a tucked away position and facing principally south with delightful views over the Golden Cap Estate to the sea beyond.

The original dwelling is believed to date back to the 1940s and very recently, under the current ownership, it has been subject to extensive refurbishment to a very high standard to create a stunning contemporary home.

The property faces principally south and the accommodation has been carefully planned to take full advantage of the wonderful views. There are host of very interesting contemporary design features and it has excellent energy credentials, being very well insulated.

The impressive modern amenities include sealed unit windows/doors, well equipped kitchen with contemporary units and solid oak worktops plus comprehensive appliances (electric oven, ceramic hob, fridge/freezer, washing machine and dishwasher), attractive contemporary bathroom/shower room fittings and bamboo flooring.

A separate and substantial annexe has also been built, with a whole number of character features, including exposed beams, cottage doors, exposed floorboards and a large round window. This building would be ideal for a whole range of uses ie as an annexe for a dependent relative, someone working from home or yoga studio/retreat etc.

The accommodation comprises:

### Camelia Cottage

Reception hall, open plan living/dining room/kitchen and pair of French doors, principal bedroom with en-suite shower room, 2nd bedroom with French doors and en-suite bathroom (Jack and Jill doors).

### Annexe

Ground floor - Open plan living  
First floor - Landing, 2 attic rooms

The delightful gardens and grounds are a further feature and providing a lovely setting for the properties.





## OUTSIDE

Camelia Cottage is set well back off The Green and has a right of way over a long gravel driveway to its own driveway (subject to rights of way for the two neighbouring properties, Dairy Cottage and Hill Farm), leading to its own extensive parking and a double five-bar gate gives access onto a long driveway leading down to the annexe and more parking.

Delightful and extensive gardens and grounds, principally down to lawn/grass together with a vegetable patch, greenhouse and interspersed with a wide variety of trees and shrubs and also bisected by a lovely stream and well.

## SITUATION

Morcombelake is a popular village, approximately midway between Chideock and Charmouth and is famous for the wonderful National Trust Golden Cap Estate (the largest estate owned by the charity), access to the beautiful Jurassic Coast. The estate embraces most of the coastal land between Charmouth and Seatown with access to many magnificent walks, including Langdon Hill and Golden Cap. Very nearby is also Hardown Hill which, again, belongs to the National Trust, offering fabulous 360o views. The immediate area is designated as one of outstanding natural beauty (AONB) and the Jurassic Coast is designated as a World Heritage Site. Morcombelake village offers good amenities including Felicity's Farm Shop, church and a very active village hall together with regular bus services.

The villages of Chideock and Charmouth are both within only a few miles (the latter with a Blue Flag world famous fossil and bathing beach). The thriving market town of Bridport and the historic coastal resort of Lyme Regis are both within 10 minutes' drive. There is a mainline rail service to London and the West Country from Axminster.

## SERVICES

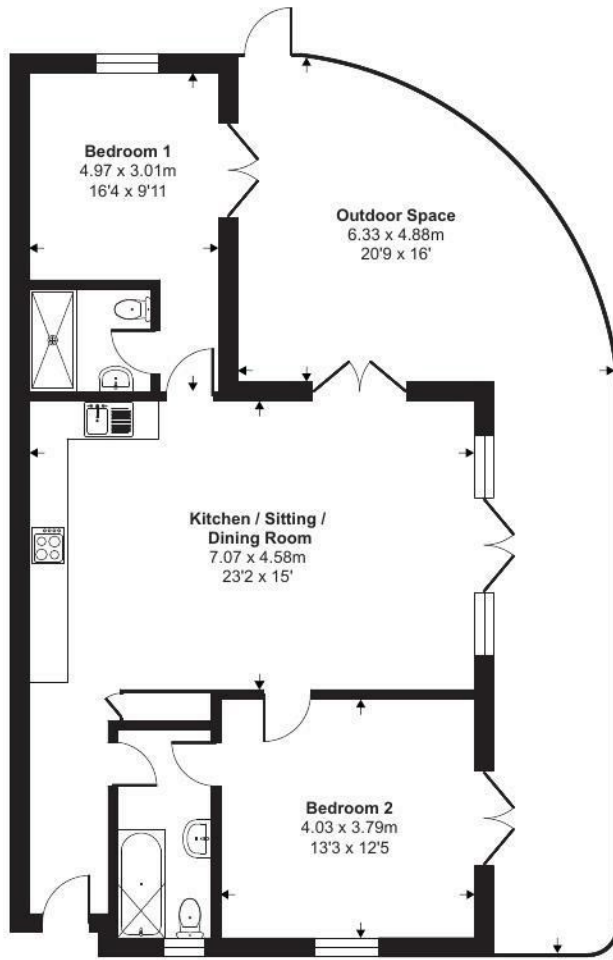
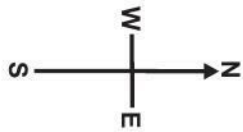
Mains electricity and water plus well. Septic tank drainage (system installed just 5 years ago).  
Electric heating (Camelia Cottage only)  
Broadband - Standard up to 16Mbps and Superfast up to 36Mbps.  
Mobile phone service providers available are O2 and Vodafone for voice and data services inside and outside and EE, Three for voice and data services 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

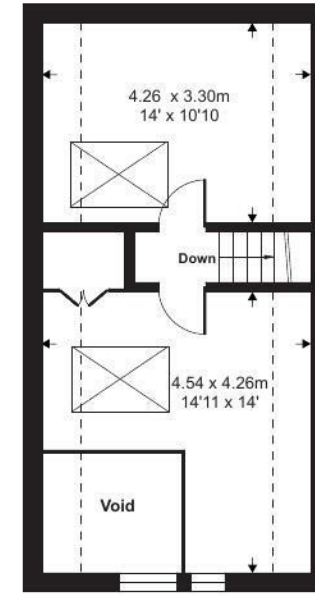
What3Words///obliging.musically.length



Ground Floor



Annexe Ground Floor



Annexe First Floor

Approximate Area = 1069 sq ft / 99.3 sq m  
 Limited Use Area(s) = 95 sq ft / 8.8 sq m  
 Annexe = 495 sq ft / 45.9 sq m  
 Total = 1659 sq ft / 154 sq m

For identification only - Not to scale

Denotes restricted head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1453188



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			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



