



Symonds  
& Sampson

# 3 Charmouth House

The Street, Charmouth, Bridport, Dorset

# 3 Charmouth House

The Street  
Charmouth  
Dorset DT6 6PF

GUIDE RANGE £650,000 TO £700,000. Substantial portion of a Grade II Listed four bedroom former coaching inn within walking distance of both the beach and local shops.



- Seaside town location
- Walking distance to the beach and shops
- Contemporary style cottage
- Garage and parking

Guide Range ~~£650,000 to~~  
**£700,000**

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## THE PROPERTY

Number 3 Charmouth house is part of a substantial and successful 17th century coaching inn conversion converted into 4 properties in 2003. The conversion worked well because it retained all the character of the original property including a plank and muntin wall, some timbered ceilings and a fireplace while installing all the conveniences one would expect of a 21st century property. Add its proximity to both the beach and a number of local shops and pubs and the property is a really mouth watering prospect.

The accommodation is arranged around a long hallway on the ground floor that stretches from the front to the rear of the property via a garden room and above around a good landing. The main living area centres around a sitting room that has a fireplace it's focal point equipped with a woodburning style gas fire with a formal dining room to one side with a lovely bookcase stretching across a whole of one side of the room beyond which there is a study. The kitchen lies on the other side of the sitting room and has recently been reconfigured with a comprehensive range of wall and floor mounted units and cupboards with solid woodwork surfaces over. Integral appliances include an electric oven, a second electric oven/microwave, an induction hob and a dishwasher. Within the kitchen, there is space for a breakfast table with a hatch in front that opens out to look over the sitting room below while to one side there is a useful utility room that has plumbing for an American style fridge freezer, tumble dryer and a washing machine. The garden room lies to the rear of the property with double doors out onto the gardens and terrace behind that blurs the divide between the inside and outside spaces during the

summer months.

Upstairs there are four good bedrooms with one of the bedrooms having an en suite shower room and the three remaining bedrooms sharing a large bathroom equipped with both a ball and claw bath and a separate shower. The storage throughout the property is particularly good with a series of useful cupboards throughout around the property including a walk in airing cupboard.

Agents Note - The South West elevation that fronts onto Higher Sea Lane is projected to be re rendered in April.

## OUTSIDE

To the front of the property a gate leads to a path that leads up to the front door enclosed by a stonewall. To the left-hand side of the former coaching inn, a vehicular access sweeps through to a driveway laid to gravel where there is parking for a car in front of the garage and space for another car in the garage. The gardens to the rear are a particular feature of the property and can be divided into three areas. Immediately to the rear of the property there is a formal enclosed garden with a paved terrace that has mature shrub planting either side providing shape colour and form throughout the year. The second area of garden is more conventional and is laid to lawn and edged by mature herbaceous and shrub planting either side with raised beds to one side and a utilities area behind where vegetables can be grown and a potting shed. The third area is a raised deck which makes an ideal place to take in the last of the sun and looks out over the beach at Charmouth towards Portland.

## SITUATION

This home is situated in the delightful village of Charmouth, which is a small village set on the Jurassic Coast, offering an outstanding natural beauty of its own with its award-winning beach. The local shops are a minute's walk away, with the beach a 10-minute stroll, a children's playground a 5-minute walk and two pubs on the same street. They hold many local events throughout the year, from festivals to competitions, and this village retains its traditional features and traditions.

## DIRECTIONS

What3words:///marathons.cared.eyelashes

## SERVICES

Mains gas, electricity, water and drainage. Gas central heating. 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

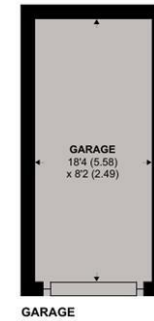
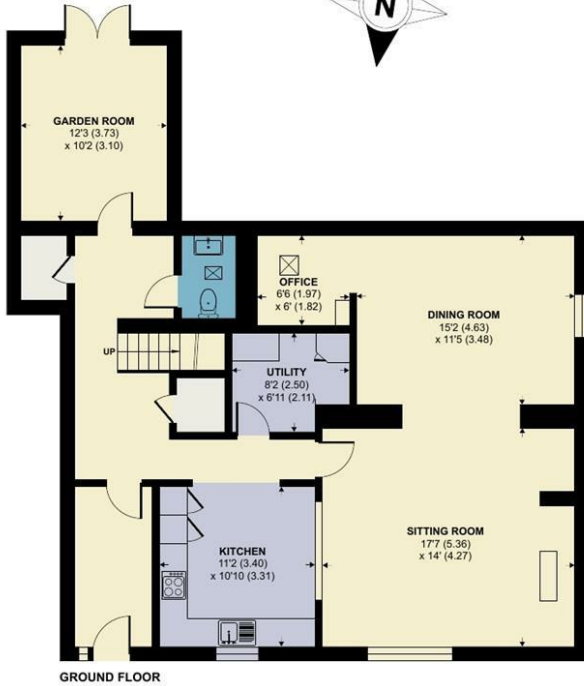
Tax Band: F



| Energy Efficiency Rating  |   | Current | Potential |
|---|---|---------|-----------|
| The energy efficiency of a building is measured on a scale from A (most efficient) to G (least efficient).  |   |         |           |
| Very energy efficient (lowest carbon value)   | A |         |           |
| Energy efficient  | B |         |           |
| Decent  | C |         |           |
| Below average   | D |         |           |
| Average   | E |         |           |
| Below average   | F |         |           |
| Least energy efficient (highest carbon value)   | G |         |           |
| For more information on energy ratings visit <a href="http://www.gov.uk/government/topics/energy-ratings">www.gov.uk/government/topics/energy-ratings</a> |   |         |           |
| England & Wales   |   |         |           |
| EU Directive 2002/91/EC   |   |         |           |

# The Street, Charmouth

Approximate Area = 2215 sq ft / 205.7 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 2365 sq ft / 219.6 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1421447



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