



Firlands House







# Firlands House

The Street, Charmouth, Bridport, DT6 6QH

Near to Village Centre. Beach 0.5 mile. Lyme Regis 3 miles.

A substantial and highly individual early Victorian house in this highly sought after seaside village on the beautiful Jurassic Coast

- Extensive and versatile accommodation
- 6 Bedrooms, 3 bathrooms (1 en-suite)
- Newly upgraded kitchen/breakfast room
- Attractive courtyard garden
- Easy reach of beach
- Spacious 2,580sqft
- Large sitting/dining room
- Views to Stonebarrow
- Driveway parking for 2 cars
- Freehold. Council Tax Band E No forward chain

Guide Price £625,000

## Stags Bridport

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@StagsProperty

## THE PROPERTY

A highly individual attached Victorian house within easy reach of the village centre, the beach and open countryside. It is understood to have been built in 1831 with later additions and was originally owned by the Catherstone Farm Estate. Over the decades it has been used for a whole range of purposes, including a private house, telephone exchange, the Home Guard drill hall and an antiques shop.

The house has been subject to extensive and sympathetic refurbishment and alteration to now offer a very comfortable home with all modern amenities. Very recent, significant, improvements include a new roof, new insulation and newly upgraded kitchen with comprehensive appliances (electric oven, electric induction hob and cooker hood). Further selling features include gas-fired central heating, wood burner to the sitting/dining room, uPVC sealed unit windows/doors and solid oak flooring to the sitting/dining room and reception hall.

The house is very deceptive from the front, offering extensive and versatile accommodation over three floors, with views to Stonebarrow and Catherstone Manor.

A host of character features include high ceilings, fireplaces, exposed floorboards, wood panelling, deep skirting boards, bay windows, stripped pine doors and ornate cornices. The upgraded family contemporary shower room, which can also be accessed by the main bedroom, features a walk-in shower and the main landing is double height with a vaulted beamed ceiling. There is also a wood burner within the sitting/dining room.

The house also enjoys a very attractive Mediterranean style maintenance free sun trap garden, which has been newly landscaped and rear off-road parking for two cars.

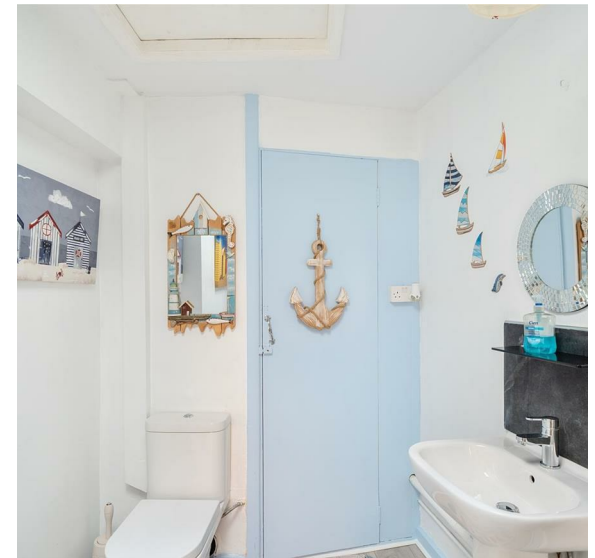
Firlands House offers many special unique features and offers excellent value. Viewing is strongly recommended. It would be equally ideal as a main home, second home or holiday letting use or Bed & Breakfast. / home & income.

The property has been very well priced for a quick sale and there is no forward chain.

## OUTSIDE

At the rear of the house is a gravelled parking area for two cars (vehicular access off Barneys Close).

There is a very attractive Mediterranean style courtyard garden with extensive paving, ideal for al-fresco entertaining, outside store, log store shed, external power points and water tap.





### SITUATION

Firlands House enjoys an attractive and very convenient location within the main street of Charmouth and only a few minutes' walk from the centre. It is also within easy reach of the World Heritage Jurassic Coast/beaches, the South West Coast footpath and open countryside.

Charmouth is a delightful, popular, coastal village. It offers excellent amenities including a newsagent's, two general stores, bakery, hairdresser, chemist, doctor's surgery, library, hotel, restaurants, public houses and bus services. There is also a very popular primary school and the village is within the catchment area of the excellent Woodroffe Secondary School. The whole area is designated as an Area of Outstanding Natural Beauty (AONB) and the coast has been awarded World Heritage status. Much of the surrounding countryside is either owned or controlled by the National Trust. The thriving market town of Bridport is only about seven miles to the east, whilst the historic resort of Lyme Regis is just three miles to the west. Axminster is also very nearby with mainline rail services to London.

### SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 19Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE, Three and O2 for voice and data services inside and outside and Vodafone 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 take the A35 towards Lyme Regis and pass through the villages of Chideock and Morecombelake. Just before the bypass turn left, signed Charmouth. On passing Bridge Road Firlands House is seen on the right, just past Catherstone Farm and just before The George Hotel.

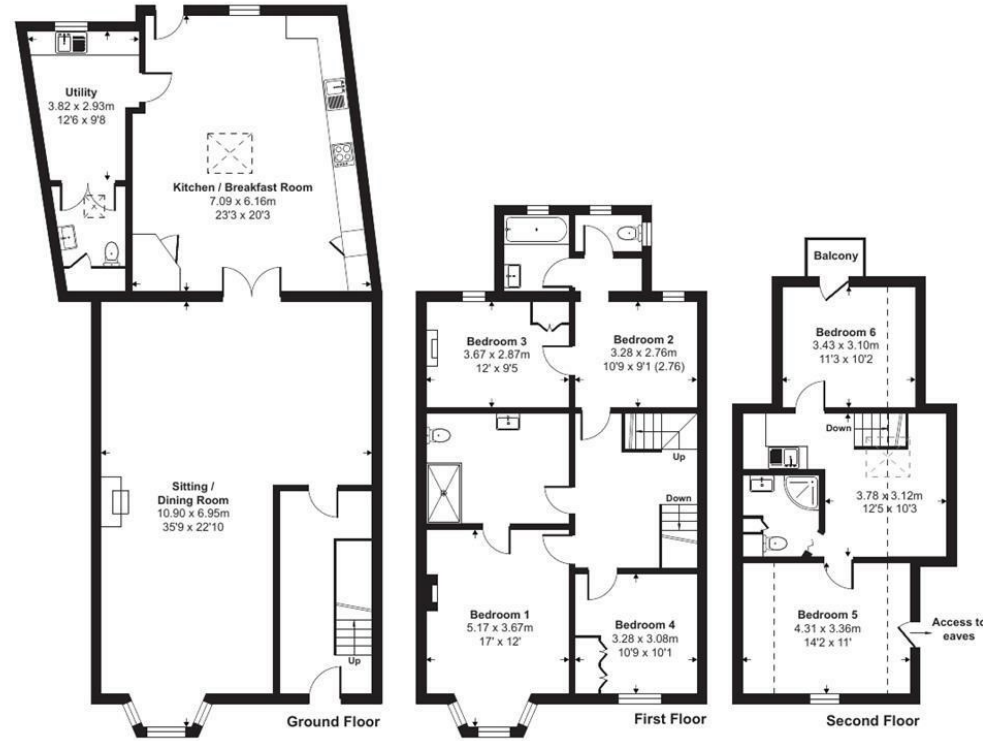
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Approximate Area = 2581 sq ft / 239.7 sq m  
 Limited Use Area(s) = 137 sq ft / 12.7 sq m  
 Total = 2718 sq ft / 252.4 sq m

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). © nchecom 2025. Produced for Stags. REF: 1394520



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	77
	EU Directive 2002/91/EC	



