



3, Barneys Close







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Charmouth, Bridport, , DT6 6SE

Attractive Three-Bedroom Cottage-Style Property Offering a Peaceful Setting Close to the Village Centre and Coastline.

- Close to the coast
- Garage and parking
- Kitchen breakfast room
- no forward chain
- Freehold
- 3 double bedrooms
- Living Room with gas coal-effect stove
- Conservatory
- Level walk to the beach and village shops
- EPC D, CTB D

Guide Price £384,500

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The property

3 Barneys Close is a three-bedroom terraced home built in 1997 as part of a small cul-de-sac of fourteen individually designed houses. The property has been well cared for, recently fully internally decorated and is offered with no onward chain.

There is an option to purchase the furniture and contents by separate negotiation (full inventory available on request).

Improvements in recent years include replacement UPVC windows, fascias and guttering, along with an updated bathroom and cloakroom. The house would suit either a main residence or holiday home, being close to the village centre yet quietly positioned with a pleasant outlook.

The kitchen/diner includes a range of ivory shaker-style units with built-in appliances: Stoves oven and gas hob, Hotpoint dishwasher, and an integrated fridge freezer.

The sitting room features a wood-burner-style gas fire with an exposed timber lintel and opens into the conservatory. A downstairs cloakroom completes the ground floor.

Upstairs, there are three good-sized double bedrooms and a family bathroom.

Outside

Outside, French doors from the conservatory lead to a paved, enclosed garden. Double gates open to the single garage, which has power and lighting.

Services

Gas fired central heating, mains water and electric. Standard brick and cavity construction with flying freehold over the drive-through archway
Broadband - Standard up to 21Mbps and Ultrafast up to 1000Mbps.

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).





Situation

Charmouth is a picturesque coastal village on Dorset's Jurassic Coast, renowned for its natural beauty and fossil-rich cliffs. The village offers a mix of Regency homes, thatched cottages, and modern properties, alongside local amenities including shops, cafés, a post office, and pubs. Residents enjoy scenic walks to Golden Cap, Stonebarrow Hill, and along the River Char, as well as access to Charmouth's sandy and shingle beach, ideal for families and fossil hunters. With a strong sense of community, peaceful surroundings, and proximity to Lyme Regis and the wider Dorset coast, Charmouth combines charm, history, and a relaxed seaside lifestyle.

Directions

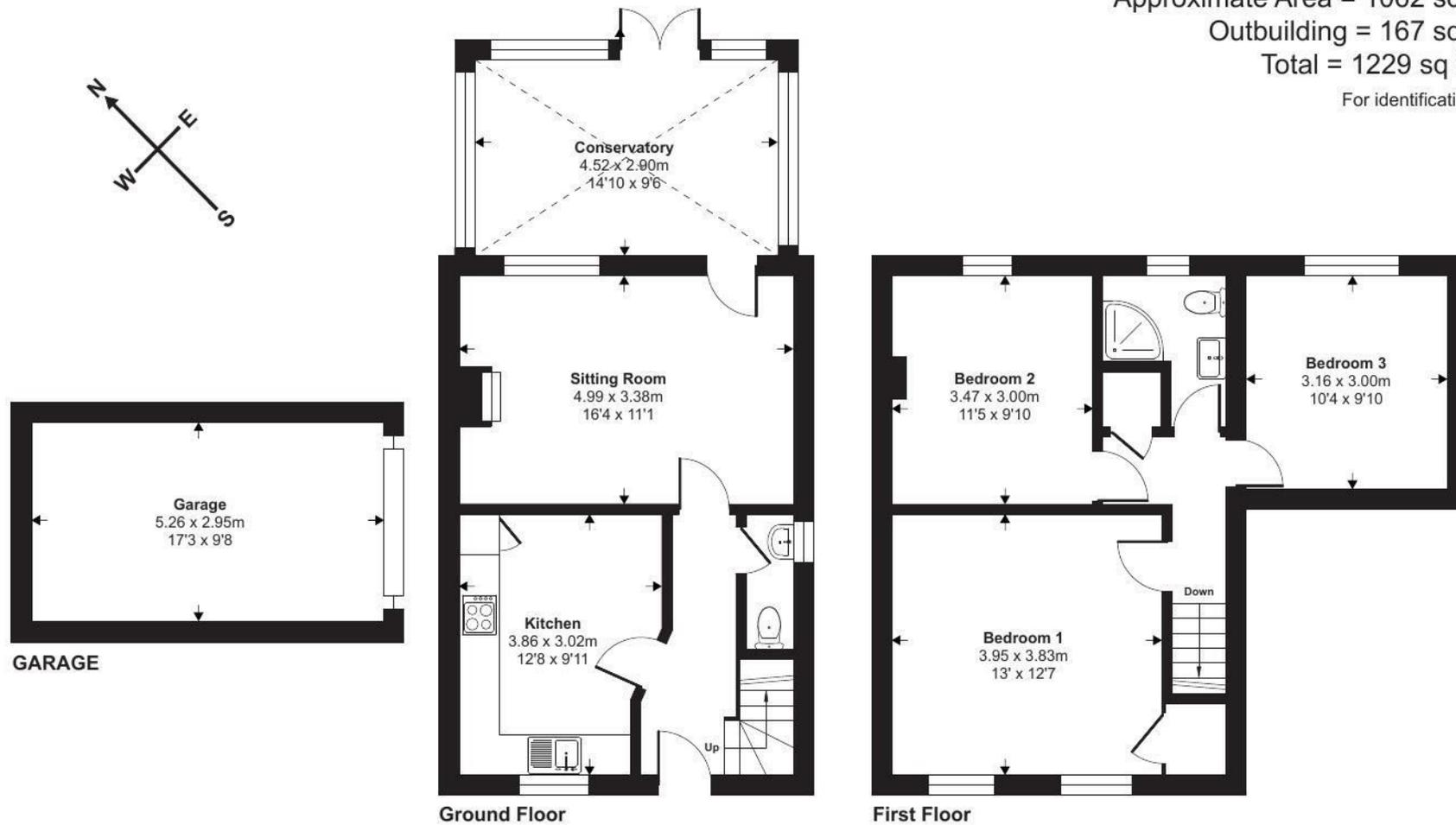
From the centre of Charmouth, travel along The Street until you reach the sign for Barneys Close on the north side, then turn into the quiet cul-de-sac and follow it to the far end where No. 3 is located on your right hand side.



What 3 Words///inviting.ladder.decently

Approximate Area = 1062 sq ft / 98.6 sq m
 Outbuilding = 167 sq ft / 15.5 sq m
 Total = 1229 sq ft / 114.1 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 2025. Produced for Stags. REF: 1383884



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



