

Lee Cottage

Lee Cottage, Old Lyme Hill

Charmouth, Bridport, DT6 6BP

Village centre 0.5 mile. Beach 0.7 mile. Lyme Regis 3 miles.

An attractive link-detached period cottage with wonderful sea and country views in the highly sought after village of Charmouth.

- Attractive character home
- Generous 1,036 sqft
- 2 Reception, kitchen/dining room
- Garage with office/playroom over
- Just 15 minutes' walk to beach
- Lovely sea and country views
- 3 Double bedrooms, bathroom and wash room
- Many character features
- South-facing rear garden
- Freehold. Council Tax Band D

Guide Price £500,000

THE PROPERTY

Lee Cottage is an attractive, link-detached, period cottage occupying a superb elevated and peaceful setting with wonderful sea and coastal views in the highly sought after village of Charmouth. It is believed to date back to the late 1800s with colour-washed rendered elevations under a clay tiled roof. Over the years a whole number of improvements have been undertaken.

The well presented accommodation benefits from a south-facing rear aspect with excellent sea views, as well as views over to Stonebarrow and Golden Cap beyond, over the village and the surrounding countryside and hills. Character style features include panelled cottage style doors, vaulted beamed ceiling to the main bedroom, open fireplaces and terracotta tiled flooring to the kitchen/breakfast room, utility and bathroom.
The property offers modern amenities including gas-fired central heating with an updated boiler, uPVC windows and doors, gas Aga, modern bathroom with mains shower and a modern washroom

The accommodation extends to:

Ground floor – Entrance hall porch, living room with open fireplace and French doors, sitting room, inner lobby, kitchen/dining room, utility, bathroom.

First floor – 3 Double bedrooms, washroom.

There is also the added benefit of a modern detached garage with office/playroom over, offering conversion potential subject to planning (plans have been drawn up for conversion/enlargement to provide ground floor – hall, bedroom/dressing room and en-suite shower room, first floor – open plan living room/kitchen, off-road parking and small outside space).







OUTSIDE
To the side is a driveway, (which belongs to Lee Cottage, but also gives access to the Wessex Water land), and a detached garage with attic study/playroom.

Lee Cottage stands slightly elevated from the lane and there is a small area of front garden. At the rear is a sunny courtyard garden which enjoys a south-facing aspect and views over the village to Stonebarrow and the sea.

SITUATION
Lee Cottage occupies an elevated setting in a peaceful lane, yet within easy reach of the village centre, the South West Coast Footpath, open countryside and the blue flag beach. Charmouth is a delighful and very popular coastal village on the stunning Jurassic Coast. It offers excellent amenities including a newsagent, 2 general stores, bakery, hairdresser, chemist, doctors' surgery, library, hotels, restaurants and inns plus regular bus services. There is also a very popular primary school and the village is within the catchment area of the excellent Woodroffe Senior 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 7 miles to the east, whilst the historic resort of Lyme Regis is only a few miles to the west. Axminster is also nearby, with mainline rail services to London.

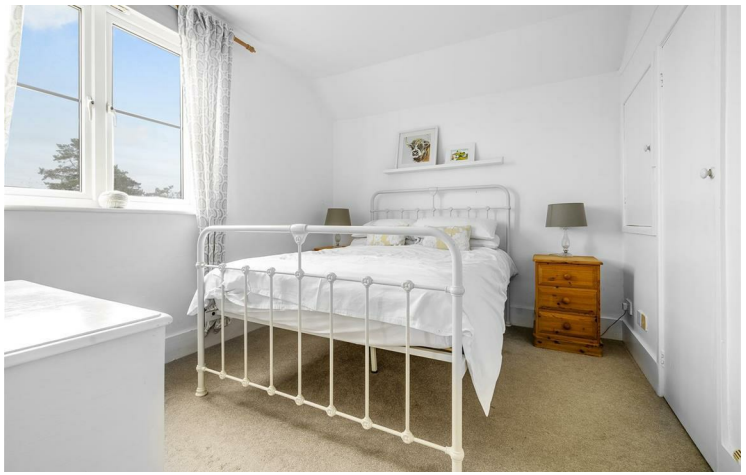
VIEWINGS
Strictly by appointment with Stags Bridport.

SERVICES
All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and 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).

DIRECTIONS
From Bridport take the A35 towards Lyme Regis and pass through the villages of Chideock and Morecombelake. Just before the Charmouth bypass turn left, signed Charmouth, and continue through the village centre and up the hill. On passing Higher Sea Lane and just past Old Lyme Road take the next immediate left into Old Lyme Hill and the cottage is after about one-fifth of a mile on the left.

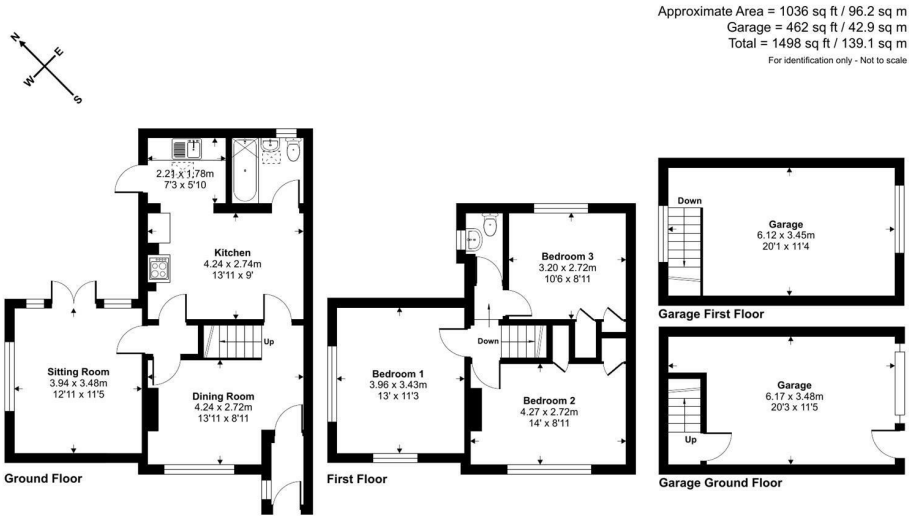






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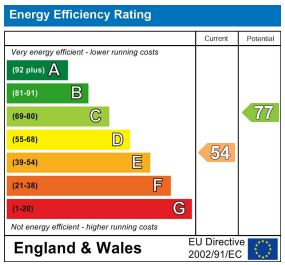




RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1014750

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