



Symonds  
& Sampson

# Chestnut Cottage

Backlands Farm, The Street, Charmouth, Bridport

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Backlands Farm, The Street  
Charmouth  
Bridport  
Dorset DT6 6PN

Chestnut Cottage is a unique two bedroom property conveniently situated in the centre of the highly sought after coastal village of Charmouth, but hidden away from the main street and accessed via a quiet lane. It has immediate access to shops, pubs, cafes, library, doctor's surgery, hairdressers and primary school within the village. It is a short walk to the beach on a flat paved walk.



- Immaculate condition
- Central village location
  - Off road parking
  - No onward chain

Guide Price **£395,000**

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)



## THE PROPERTY

The property has many characterful features including bespoke locally grown sweet chestnut ceiling beams and staircase, limestone tiled floor throughout the ground floor area, with underfloor heating, plus a wood burning stove and a comprehensively fitted kitchen included in the spacious downstairs open plan living area. There is an attractive reclaimed slate tiled roof and lead clad dormer windows to both front and rear elevations. There is a double fronted door to the property.

The downstairs is open plan, with a central fireplace with fitted wood burner, 4 up lighters and recesses to each side. There are telephone and TV points, limestone tiled flooring, underfloor heating and exposed chestnut beams. The kitchen area is fitted with an extensive range of tall wall and base units. Integral appliances comprising gas hob with cooker hood, double electric oven, fridge/freezer, washing machine and dishwasher. One and a half porcelain sink with pillar tap. Windows to side, front and rear. Recessed dimmable ceiling lights. Door to walled small courtyard at rear. To the rear of the kitchen is a cloakroom with white WC, handbasin, cupboard beneath sink and mirrored wall cupboard housing the combi boiler.

A chestnut staircase with a glazed panel leads upstairs to two bedrooms and a bathroom. One is a double with dormer windows front and rear which has far reaching

country views from the rear window. It has a radiator and is fully carpeted. The second bedroom has a dormer window to the front elevation, sloping ceiling, radiator and is also fully carpeted. The bathroom has a panelled bath with tiled surround and overhead shower, hand basin, WC, heated ladder towel rail, 4 central spotlights, 2 bulkhead lights, limestone tiled flooring and countryside views from rear window.

## OUTSIDE

The main garden is to the front of the property and is fully enclosed with mature hedging and stone walls providing privacy. The property has established cottage style plants with gravel and paved walkways and several private seating areas. Outside tap. Side paved access to a small walled area at the rear, with glazed door access to house, and a small garden shed. There is an owned private parking area to the front of the cottage for 1-2 cars.

## SITUATION

Charmouth is a delightful village off the A35, situated in an AONB on the Jurassic coastline with a delightful beach with cafe, fossil centre and picturesque cliff top seating areas and walks. Much of the surrounding area is under the control of the National Trust and has many delightful coastal and inland walks and access to the South West coastal path.

Lyme Regis is 3 miles away providing sailing, fishing, shops

and restaurants. Axminster is 6 miles away with a mainline train station to London Waterloo. Exeter is 32 miles away with an international airport. The X53 and X51 Jurassic Coast buses run from the bus stop at the end of the lane connecting to Weymouth, Bridport, West Bay, Lyme Regis and Axminster.

## DIRECTIONS

What3words///whoever.searches.decently

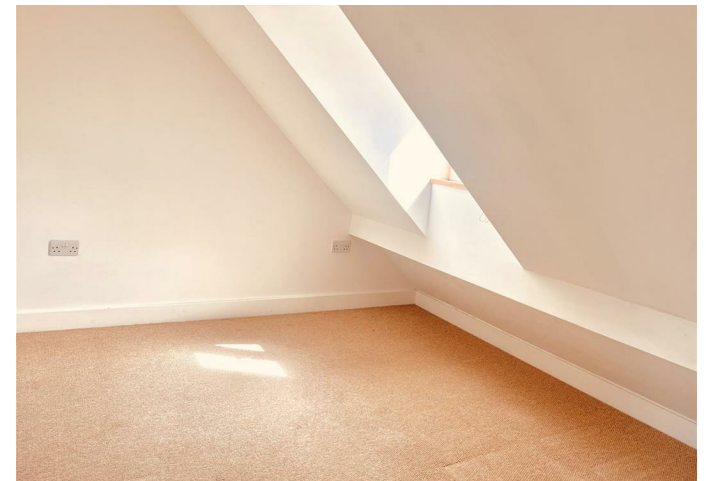
## SERVICES

Mains water, electric and drainage. Gas central heating. Underfloor heating on the ground floor. Broadband - Superfast speed available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: C

## LOCAL AUTHORITY

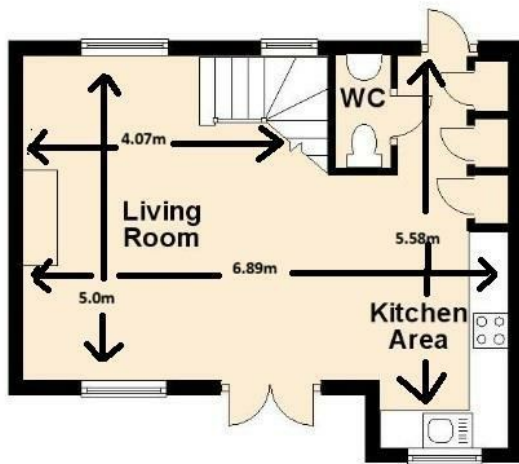
Dorset Council - 01305 251010

Tax Band: C

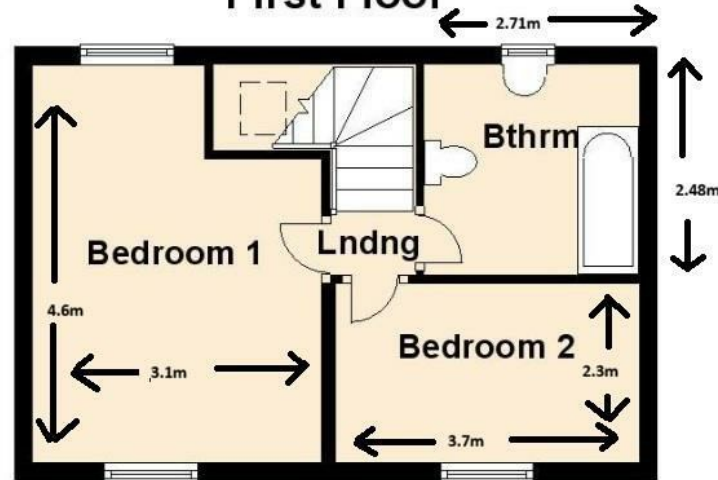


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

### Ground Floor



### First Floor



BRI/DM/REV16062026



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