

Symonds
& Sampson



Fernhill Cottage

Fernhill, Charmouth, Bridport, Dorset

Fernhill Cottage

Fernhill
Charmouth
Bridport
Dorset DT6 6BX

Substantial five bedroom house with wonderful sea and country views, all set in just under 2 acres.



- Five bedroom house
- Countryside and sea views
- Outbuildings and ample parking
- Walks to Charmouth, Lyme Regis and South West Coast path
- No onward chain

Guide Price **£700,000**

Freehold

Bridport Sales
01308 422092
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THE PROPERTY

Fernhill Cottage is an unusual combination of spacious accommodation, extensive outdoor space and wonderful views. Although an attached house, the property feels anything but attached, with a series of generously proportioned rooms that can be used in any number of ways. The outside space is divided between the attractive gardens which surround the house, and a paddock with its own separate vehicular access. Lastly, the views offer some wonderful panoramic vistas over the Marshwood Vale and extending to the sea at Charmouth.

ACCOMMODATION

In the 1980s the house was for the most part rebuilt creating a series of spacious rooms sympathetic to the original 19th century house. The accommodation briefly consists of a large entrance hall that gives way to a sitting room that has a focal point of a fireplace equipped with a woodburning stove, and a large bay window. To one side is a conservatory and a door through to a dining room. This in turn flows through to the kitchen. Behind the kitchen there is a large utility room/dog & boot room and cloakroom. Over the two floors above there are five bedrooms served by a large family bathroom, the principal of which lends itself to the creation of an ensuite bathroom. The property - with two exceptions - is double glazed, has plank and parquet flooring throughout, private drainage and oil fire central heating via a Rayburn .

OUTSIDE

To one side of the property, a gated entrance gives vehicular access to the driveway that is laid to tarmac and provides parking and turning for a number of cars, and access to both the double garage and a carport. To one side there is a large vegetable plot with a series of small outbuildings and some mature fruit trees. Surrounding the house itself are the formal gardens, which are laid to lawn and edged by mature herbaceous tree and shrub planting, while a terrace runs along the back of the house which makes an ideal entertaining area during the summer months, taking in the views to the sea and across local countryside. On the west side of the house there is a useful covered seating area with a woodshed beside it, beyond which there is a static caravan that has been in situ for at least 35 years and could be replaced if so required. Beyond the formal gardens there is a paddock of around 1.7 acres laid to pasture, which is enclosed by a mixture of mature hedge and post rail fencing. To one end a gate leads through to an access track giving the paddock independent vehicular access.

SITUATION

This home is situated on the outskirts of 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. It also benefits from local shops, a children's playground and two pubs.

DIRECTIONS

What3words:///envisage.down.august

SERVICES

Mains gas, electricity, water and drainage. Oil fired central heating.
Broadband - Superfast broadband is available.
Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.
EPC: E

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: D

AGENT'S NOTE

On the west side of the paddock there is a gate through to the neighbouring field that is not a formal right of way, but provides a friendly access to the neighbour's paddock.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

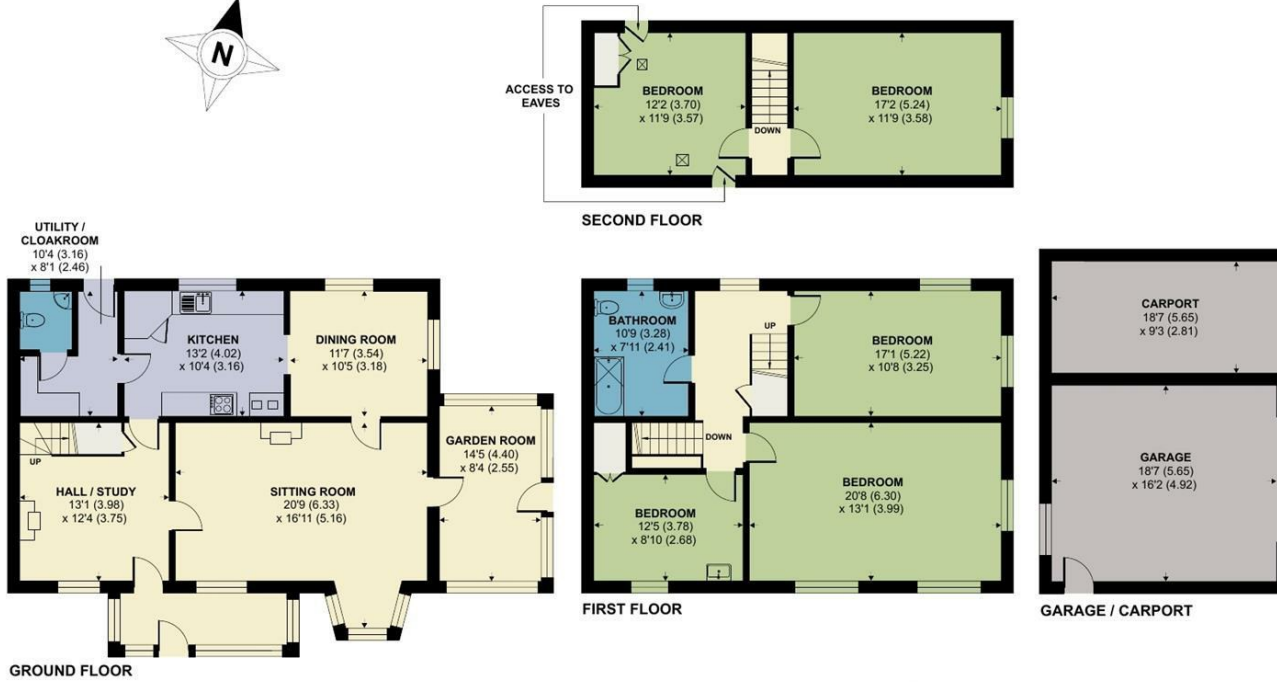
Fernhill, Charmouth, Bridport

Approximate Area = 2222 sq ft / 206.4 sq m (excludes carport)

Garage = 299 sq ft / 27.7 sq m

Total = 2521 sq ft / 234.1 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). © nitchecom 2026. Produced for Symonds & Sampson. REF: 1409852



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