

The logo for Symonds & Sampson, featuring the company name in white text on a dark green rectangular background with a yellow horizontal line underneath.

Symonds  
& Sampson

A yellow warning sign with black diagonal stripes and the text 'DANGER HEADROOM 2m 07.1' in black.

DANGER  
HEADROOM  
2m 07.1

A black rectangular sign with white text that reads 'Grosvenor Cottage'.

# Grosvenor Cottage

The Street, Charmouth, Bridport

# Grosvenor Cottage

The Street  
Charmouth  
Bridport  
Dorset DT6 6NX

A well presented four bedroom house situated in the popular coastal village of Charmouth with a delightful garden and ample off street parking.



- Coastal village location
- Countryside views
- Substantial parking area
- Enclosed rear garden



Offers In Excess Of £400,000

Freehold

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



## THE DWELLING

A four bedroom house enjoying delightful country views over the Marshwood Vale, benefitting from ample parking and an enclosed rear garden. Although well presented throughout, the property provides scope for reconfiguration to maximise the living accommodation subject to obtaining any necessary planning consents.

## ACCOMMODATION

The property is arranged around a generous central hallway, with the living room to the front with a fireplace and a separate dining room. The kitchen is to the rear, enjoying views over the garden to the surrounding countryside and is fitted with a range of wall and base units with an integrated oven and hob, with space for additional white goods. There is an adjacent utility room and wc, and a garden room with exposed stone and sliding doors onto the garden.

Upstairs, there are four bedrooms, three of which are generous doubles. The rooms to the rear benefit from far reaching country views. There is a family bathroom, a separate shower, and a separate wc. The landing has a useful storage cupboard and a drop down ladder to a spacious fully boarded attic with Velux windows.

## OUTSIDE

A real advantage of this property is the large driveway and parking area to the rear. There is parking for 5/6 cars with the potential to create garaging subject to obtaining necessary consents. The enclosed rear garden is predominantly laid to lawn with mature planted borders with a Banana tree, plus a patio seating area and gated access to the parking at the rear.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.  
Broadband - Ultrafast broadband is available.  
Mobile phone coverage - Network coverage is mostly limited indoors and good outdoors.  
Dorset Council 01305 251010.  
Council tax band: C.  
EPC: D.

## SITUATION

The property sits on the northern side of Charmouth, a short walk down to the beach in this charming seaside village. Charmouth, which has a number of good shops, public houses and cafe to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there

are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.

## MATERIAL INFORMATION

The cottage owns the access drive and the parking area. There is a right of way for neighbouring cottages to reach their allocated parking spaces.

## DIRECTIONS

What3Words///awake.novels.beads.

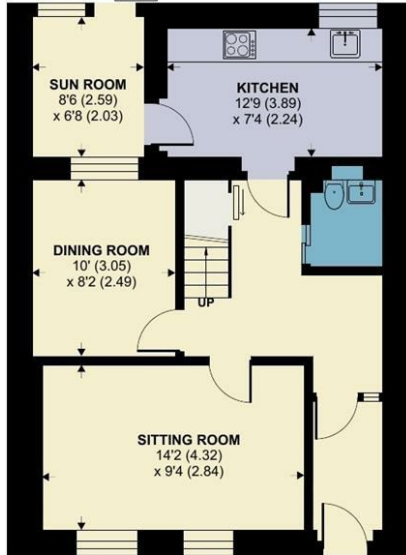


Energy Efficiency Rating		Current	Potential
Very energy efficient (lowest carbon rating)			
A	85		
B			
C			
D	62		
E			
F			
G			
Not energy efficient (highest carbon rating)			
England & Wales			
EU Directive 2002/91/EC			

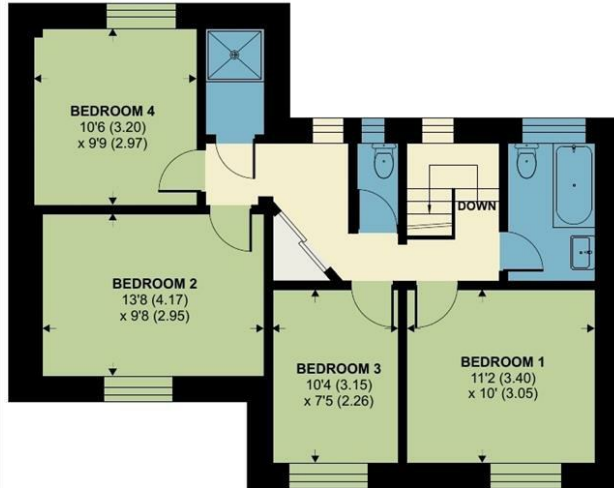
# The Street, Charmouth, Bridport

Approximate Area = 1387 sq ft / 128.8 sq m  
 Limited Use Area(s) = 301 sq ft / 28 sq m  
 Total = 1688 sq ft / 156.8 sq m  
 For identification only - Not to scale

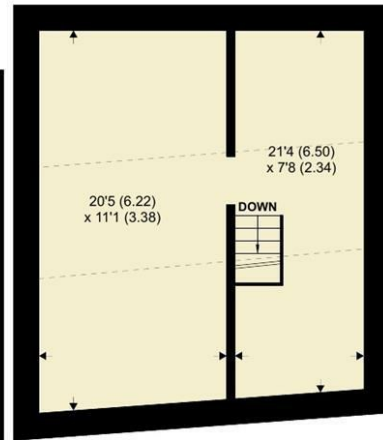
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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Bridport/DME/12082025REV



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