



Symonds
& Sampson

Firlands

The Street, Charmouth, Bridport, Dorset

Firlands

The Street
Charmouth

Bridport

Dorset DT6 6QH

An imposing village house with outstanding living spaces
just a short walk to the beach and shops.



- Impressive and spacious accommodation
 - 2 private parking spaces
- Potential for multi generational living
 - Balcony
 - Coastal location
- Maintenance free garden

Guide Range **£575,000**

Freehold

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THE DWELLING

This house is all about space and position. There are a series of outstanding living areas with high ceilings and large windows enhancing the feeling of space throughout, with flexible sleeping accommodation arranged over two floors above. In terms of position, the property lies within walking distance of the beach and the local village amenities and boasts off road parking and a delightful courtyard garden. Understood to date back to 1831, the property has attractive clad and render elevations under a recently replaced slate roof. The property has been extended over the years, creating the exceptional living accommodation and in more recent time has been subject to redecoration and improvement throughout.

ACCOMMODATION

To the front of the house, a good-sized entrance hall gives way to the hub of the home, an outstanding, generously proportioned living room. To one end there is a sitting area arranged around a woodburning stove with a bay window to the front, while to the other end there is a formal dining area. Double doors lead into the spacious kitchen with a contemporary skylight above providing an abundance of natural light. The kitchen is fitted with a comprehensive range of floor and wall mounted units with integrated appliances including an induction hob and electric ovens with space for additional appliances. There is a large pantry

cupboard and space for a dining table and chairs. To the end of the kitchen there is a useful utility room with a cloakroom beyond.

Arranged over the two floors above are 4/6 bedrooms depending on how you use them with the principal bedroom having a bay window to the front and a door into the Jack and Jill shower room. On the same floor there are three further bedrooms, with a separate WC and a bath with a high powered shower above. The contemporary shower room comprises of a white suite with a large walk-in shower, WC, sink and storage cupboards. On the second floor, a galleried landing allows for plenty of light to all of the upstairs accommodation. On this floor there are two bedrooms, a shower room and a kitchenette, with a balcony to the rear enjoying views out towards the Marshwood Vale. The second floor lends itself to being a holiday let/bed and breakfast business should it be required. The property is in good decorative order throughout, has gas fired central heating and double glazing.

OUTSIDE

Off the kitchen there is a paved seating area, beside which is a useful storage shed. Steps lead up to an enclosed courtyard style garden laid to paving. It makes a good suntrap and an ideal outside entertaining space during the summer months. A gate to the rear leads to the parking area.

SERVICES

Mains gas, electricity, water and drainage. Gas 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 (<https://checker.ofcom.org.uk/>).

Council Tax Band: E (Dorset Council - 01308 421010)

EPC: D

SITUATION

This home is situated in 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. The local shops are a minute's walk away, with the beach a 10-minute stroll, a children's playground a 5-minute walk and two pubs on the same street. They hold many local events throughout the year, from festivals to competitions, and this village retains its traditional features and traditions. Not far from Lyme Regis and just 3 hours from London or Birmingham.

DIRECTIONS

What3Words///dice.vowing.unfit



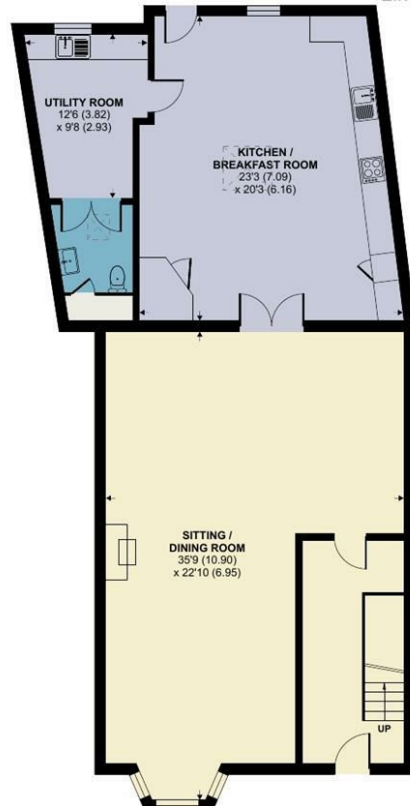
Charmouth, Bridport

Approximate Area = 2581 sq ft / 239.7 sq m

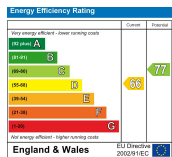
Limited Use Area(s) = 137 sq ft / 12.7 sq m

Total = 2718 sq ft / 252.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1334479



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