

Symonds
& Sampson

3 Barney's Close
Charmouth, Bridport

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Charmouth
Bridport
Dorset DT6 6SE

Charming three bedroom village house, within walking distance of all the village amenities and the beach.



- Three bedrooms
- Walking distance to shops and beach
- Low maintenance courtyard garden
- Garage and parking

Guide Price **£375,000**

Freehold

Bridport Sales
01308 422092
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THE PROPERTY

Deceptively spacious and superbly located, 3 Barney's Close offers an exceptional opportunity to enjoy coastal living just moments from the beach and local amenities.

ACCOMMODATION

Thoughtfully designed to provide versatile accommodation, the property features three well-proportioned bedrooms, including a third bedroom above the archway, alongside a bright conservatory that creates a valuable second reception room, ideal for relaxing, entertaining, or working from home. With stunning coastal and countryside walks right on the doorstep, this home is perfectly suited to those seeking an active outdoor lifestyle. The attractive, low-maintenance courtyard garden provides a private space to unwind, while the property's easy-care nature makes it equally appealing as a permanent residence, holiday home, or lock-up-and-leave retreat.

The ground floor is simply laid out around a central hallway, with a cloakroom to one side and a fully fitted kitchen with a dining area to the other. The kitchen overlooks the front of the house and is fitted with a comprehensive range of floor and wall mounted units and cupboards on two of the four walls, with integral appliances that include an electric

cooker, a gas hob, a dishwasher and a washing machine. At the end of the hallway is a spacious sitting room with a gas woodburning style stove in the fireplace which creates a lovely focal point. Beyond this, a door leads through to the light-filled conservatory that is currently used as a separate dining room.

Upstairs there are three bedrooms served by a shower room. The property is in good decorative order throughout, is fully double glazed and has gas fired central heating.

OUTSIDE

Immediately to the rear of the conservatory there is a paved courtyard garden, beyond which is a semi-detached garage equipped with an up and over door, with a parking space in front.

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:///rabble.knees.fashion

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Ultrafast speed 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: D (Dorset Council - 01305 251010)

EPC: C





Barneys Close, Charmouth, Bridport

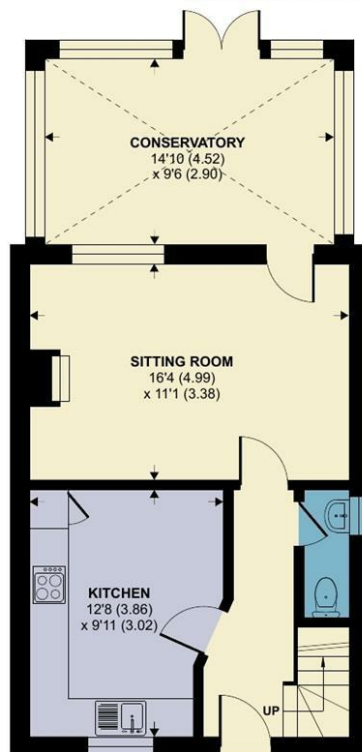
Approximate Area = 1062 sq ft / 98.6 sq m

Outbuilding = 167 sq ft / 15.5 sq m

Total = 1229 sq ft / 114.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
92-100 A		87
81-91 B		
69-80 C	73	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



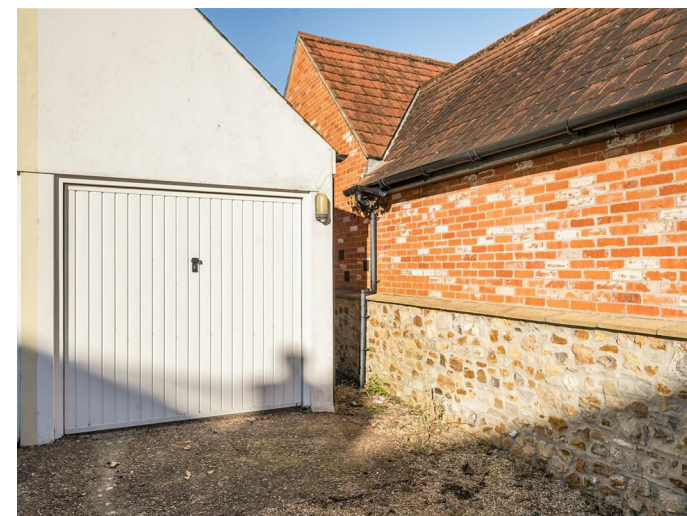
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1492754



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