

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

Symonds
& Sampson



MEADOW
COTTAGE

Meadow Cottage

Old Lyme Hill, Charmouth, Bridport, Dorset

Meadow Cottage

Old Lyme Hill
Charmouth
Bridport
Dorset DT6 6BP

Charming detached three bedroom house situated in the popular coastal village of Charmouth with views over the surrounding countryside.



- Vendor suited
- Countryside views
- Modern style throughout
 - No parking



Guide Price £450,000

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE DWELLING

Understood to have been built in 1850, this charming detached house has been extended and sympathetically improved over the years and now seamlessly blends character features with all the modern conveniences one would expect in this day and age. The property has the benefit of not being listed, is situated on the edge of the popular coastal village of Charmouth and enjoys views over the adjoining countryside.

ACCOMMODATION

The principal living space is to the rear, a sociable space being open plan with a kitchen, dining area and living area with French doors out onto the garden. The kitchen is fitted with a range of floor and wall mounted units with an integrated electric oven, hob and space for additional appliances. A spacious entrance hall opens into a living room/snug with a contemporary shower room adjacent. Upstairs are three bedrooms and a family bathroom.

OUTSIDE

The rear garden is a particular feature and has been thoughtfully landscaped to take in the best of the rural views with a raised decked area. A paved terrace adjoins the living/dining room, ideal for alfresco dining. Beyond here is a large area of lawn which backs onto open fields.

SITUATION

The property sits on the western 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.

SERVICES

Mains water, electricity and drainage. Gas fired heating.

Broadband - Ultrafast speed available.

Mobile - Indoor is mostly limited coverage and outside is overall likely.

<https://checker.ofcom.org.uk/>

Council Tax Band: D (Dorset Council - 01305 251010)

EPC: D

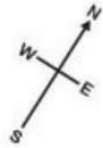
DIRECTIONS

What3words///hydration.noble.combos

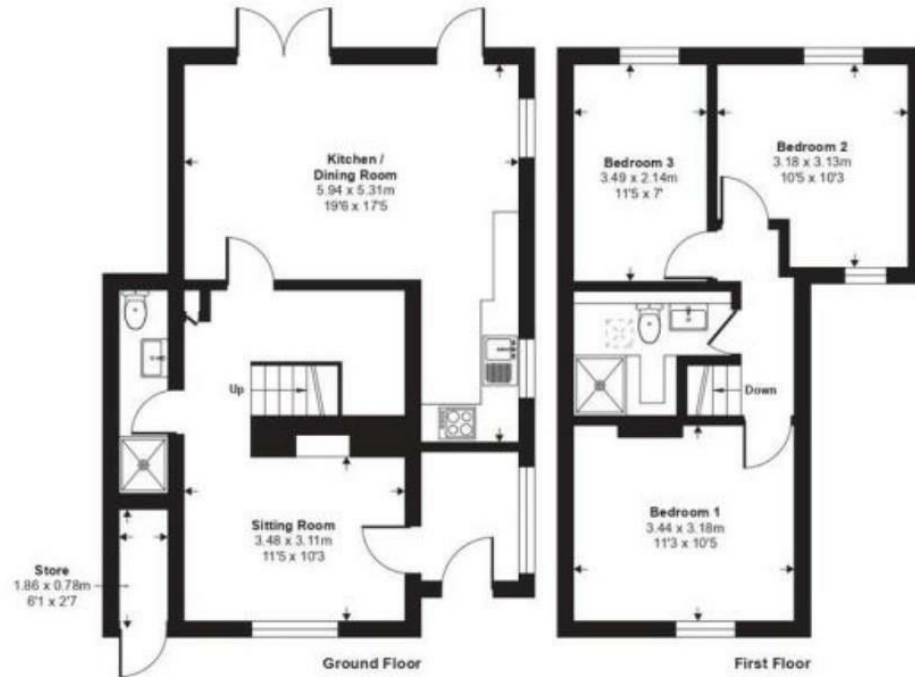


Floorplan for 3 bedroom detached house for sale

Energy Efficiency Rating	
Energy Efficiency Class	Score
Very energy efficient (lowest carbon score)	
A	82
B	
C	63
D	
E	
F	
G	
Very energy inefficient (highest carbon score)	
England & Wales EPC Directive 2002/91/EC	



Approximate Area = 920 sq ft / 85.5 sq m
 Outbuilding = 15 sq ft / 1.4 sq m
 Total = 935 sq ft / 86.9 sq m
 For identification only - Not to scale



Bridport/DM/03062026REV



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