



No1 , Stonebarrow Manor



STAGS

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Charmouth, Bridport, Dorset DT6 6RA

Charmouth Beach 1 mile. Lyme Regis 3 miles. Bridport 7 miles.

A very attractive, newly refurbished, detached, converted stone barn in the highly sought after coastal village of Charmouth.

- Very attractive converted barn
- Generous 1688 ft² floor area
- 4 Bedrooms (1 en-suite)
- Kitchen/dining room
- Freehold
- Newly refurbished and altered
- High specification
- Large living room
- Within easy reach of village centre and beach
- Council Tax Band TBC

Guide Price £795,000

THE PROPERTY

A very attractive and spacious, detached, converted barn within the grounds of Stonebarrow Manor, which has been newly converted into a small number of high quality homes. The Barn itself was converted in the early 2000's and has attractive, natural stone, elevations under a slate roof.

The Barn has been subject to extensive alteration and refurbishment and is now offered virtually as new.

It offers a very generous floor area and enjoys views over the Marshwood Vale. The property has the best of both worlds with character and contemporary features.

The impressive specification includes eco-friendly electric wet radiator central heating (under-floor to ground floor), well equipped new kitchen with quartz worktops, large central island and electric oven, induction hob, integrated fridge/freezer and dishwasher and attractive bathroom/shower room fittings. The ground floor also features flagstone style stone flooring and a wood burner.

Briefly the accommodation extends to - Ground floor : Large reception hall, through living room with wood burner: kitchen/ dining room, utility, cloakroom. First Floor : principle bedroom with dressing room and en suite shower room, 3 further bedrooms , bathroom / shower room .



OUTSIDE

A 5-bar gate leads onto a gravelled parking area.

The front garden is down to lawn. The rear garden is enclosed with adjoining terrace, stone retaining walls and a lawn beyond.

SITUATION

Stonebarrow Manor occupies a lovely elevated setting on the eastern edge of Charmouth and on the western slope of the National Trust Stonebarrow Hill and the landmark Golden Cap Estate. Charmouth is a popular coastal village and the centre is within only about 10 minutes' walk. It has an excellent range of local shops, doctor's surgery, chemist, general stores, newsagents, 2 pubs, cafes, hairdressers, primary school, tennis courts and facilities with access to the excellent Blue Flag famous fossil beach, which forms part of the beautiful World Heritage Jurassic Coast. The whole area is designated as an Area of Outstanding Natural Beauty (AONB), much of which is owned or controlled by the National Trust.

From the property there is easy access to numerous footpaths, including the South West Coast footpath and superb clifftop walks.

The historic town of Lyme Regis is only about 3 miles to the west and the market town of Bridport about 7 miles to the east. The market town of Axminster is about 5 miles, with mainline rail service to London Waterloo.

SERVICE

Mains electricity, water and drainage. Electric heating. FTTP broadband

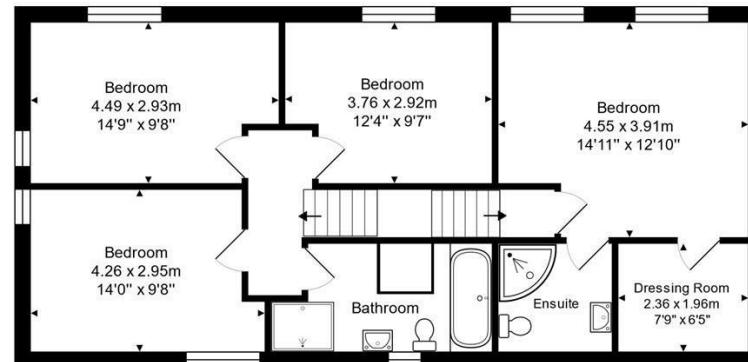
VIEWINGS

Viewings strictly by appointment with Stags Bridport.

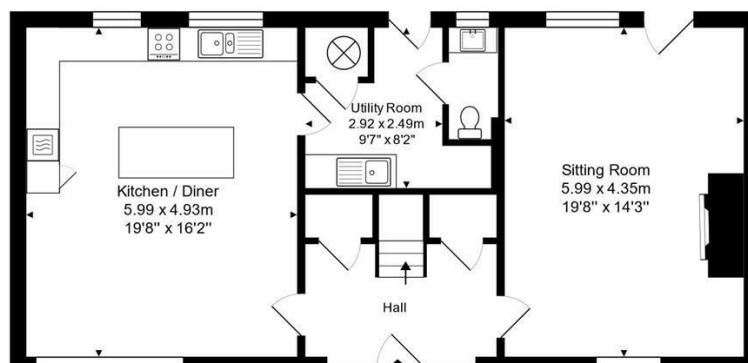
DIRECTION

From Bridport join the A35 towards Lyme Regis and after about 7 miles turn left, signed Charmouth (before joining the bypass). After about $\frac{1}{4}$ mile take the next turning into Stonebarrow Lane and the entrance to Stonebarrow Manor is immediately on the left.





First Floor



Ground Floor



Total Area: 156.9 m² ... 1688 ft²

Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	49
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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