



Long Reef







Long Reef Charberry Rise

Charmouth, Bridport, , DT6 6BN

Village Centre 0.5 mile. Beach 0.5 mile. Lyme Regis 3 miles

A very attractive and well appointed individual detached bungalow with stunning sea and coastal views in a sought after coastal village

- Attractive spacious individual bungalow
- Well appointed and presented
- Large living/dining room and glazed sun terrace
- Large garage and basement stores
- No forward chain
- Breathtaking sea views to Portland
- 3 Bedrooms, 2 bathrooms
- Attractive well stocked gardens
- Easy reach of village centre and beach
- Freehold. CTB: F

Guide Price £820,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



THE PROPERTY

Long Reef is a very attractive and individual detached bungalow occupying an elevated position, enjoying wonderful sea views along the Jurassic Coast in a favoured well established residential area. It was traditionally built to a high standard in the 1960s, having natural stone and low maintenance New England style cladding elevations.

The property is very well appointed and presented with many excellent quality features including gas-fired central heating (boiler replaced 2023), PV panels generating excellent income, uPVC sealed unit windows, Lindab Rainline steel & zinc rainwater goods, hardwood fascias, solid oak-fronted door, modern well equipped kitchen with comprehensive Neff appliances (electric oven, induction hob) there is also an integrated fridge/freezer and dishwasher, modern sanitaryware, extensive fitted wardrobes, exposed low maintenance floorboards to the principal rooms (laminated flooring to the bathroom and shower room), Gazco integrated contemporary gas fire to the living room, oak veneer internal doors and LED downlighters.

A particular big selling feature of the property are the breathtaking, stunning and far-reaching country and sea views along the Jurassic Coast, taking in Golden Cap and Portland beyond, Stone Barrow and the Marshwood Vale.

The spacious accommodation extends to reception hall with access to large attic, shower room with wc, 'L' shaped living/dining room with patio doors to large chrome and glazed, paved, terrace (newly upgraded), kitchen, utility room, three bedrooms, bathroom/shower room.

AGENT'S NOTE

Preliminary plans were drawn up for a loft conversion to provide three further bedrooms, bathroom and balcony. No planning application was submitted.

OUTSIDE

The property stands on a large and private corner plot with access off Charberry Rise and through double five-bar gates onto newly enlarged and upgraded tarmac driveway with turning and ample off road parking area leading to a large integral garage with remote control roller door with access to a very useful storeroom and beyond basement stores (restricted head height). There is also an additional integral external storeroom.

As already mentioned earlier, there is a large glass and chrome, paved, terrace with remote control sun blind, taking full advantage of the wonderful coastal/sea views.

Formal gardens lie to the front and side, being well screened, down to lawn together with a whole variety of flower and shrub beds plus a front paved terrace. There is direct and easy access to the South West coast path.





SITUATION

Charberry Rise is a small private cul-de-sac of just five individual properties off Old Lyme Road and on the favoured western side of Charmouth. It is very well located within easy reach of the village centre, the beach and open countryside. There are a number of nearby public footpaths giving shortcuts to the beach and the clifftop. Charmouth is a delightful and very popular coastal village on the Jurassic Coast. It offers excellent amenities including a newsagent, two general stores, bakery, hairdresser, chemist, doctor's surgery, library, hotels, restaurants and inns. There is also a very popular primary school and the village is within the catchment area of the excellent Woodroffe Senior School.

The whole area is designated as being one of outstanding natural beauty (AONB) and the coast has been awarded World Heritage status. Much of the surrounding countryside is either owned or controlled by the National Trust. The thriving market town of Bridport and the historic resort of Lyme Regis are both within easy reach. The nearby town of Axminster offers mainline rail services to London and the West Country.

SERVICES

All mains services. Gas-fired central heating. PV panels which generate tax free income of XXX pa.

Broadband - Standard up to 1Mbps and Superfast up to 11Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

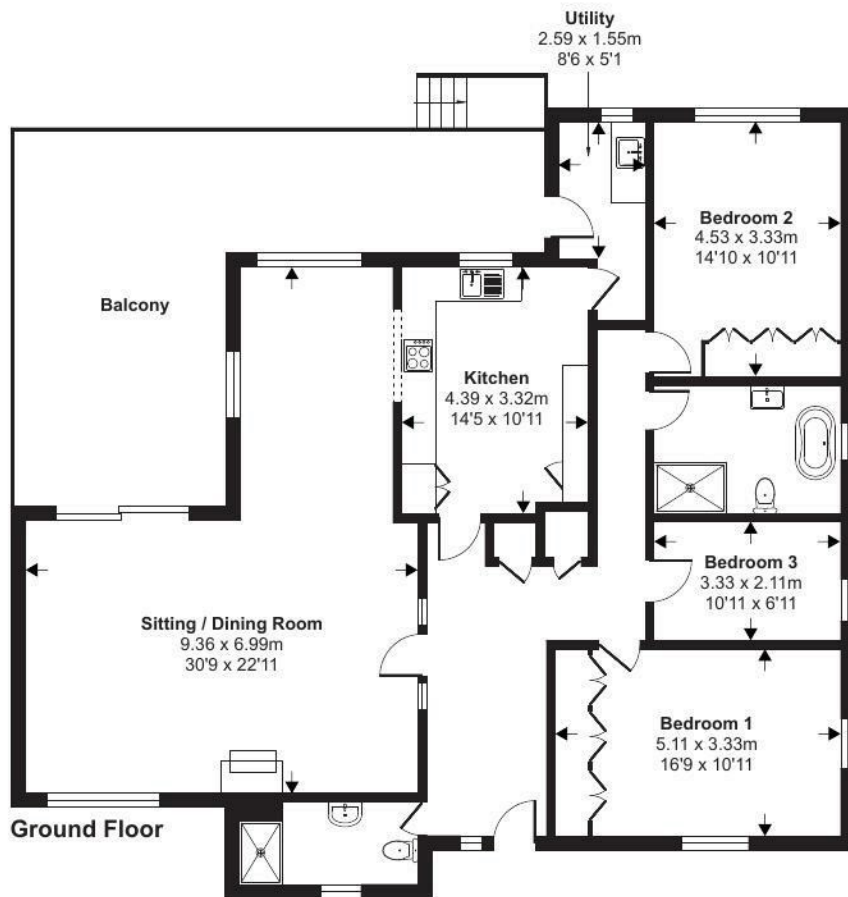
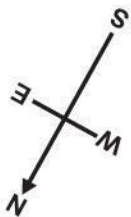
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWINGS

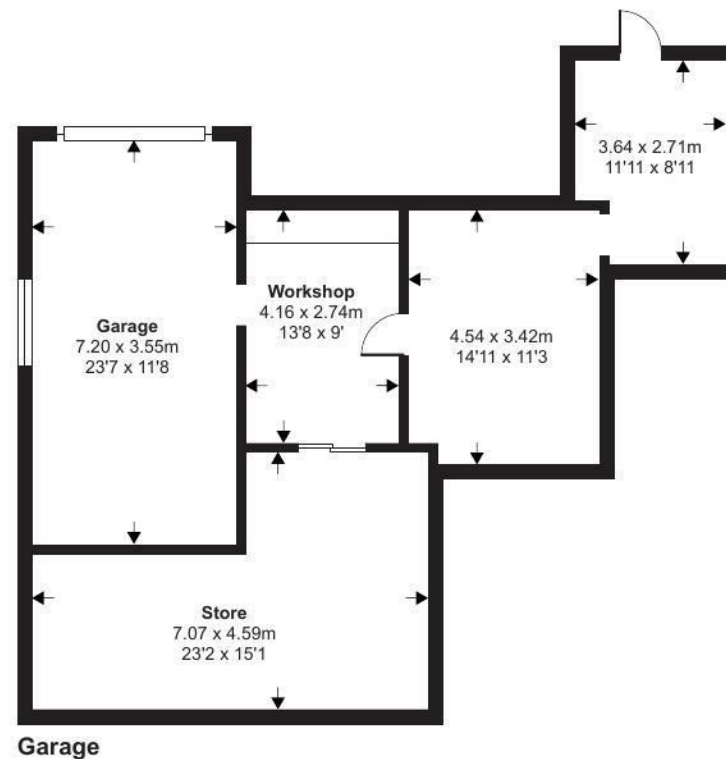
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the A35 west to Charmouth. At the end of the Charmouth bypass take the 1st exit into Charmouth then take the 2nd available right onto Old Lyme Road. Continue for about 0.2 mile and Charberry Rise is on the left.



Approximate Area = 1535 sq ft / 142.6 sq m
Garage = 976 sq ft / 90.6 sq m
Total = 2511 sq ft / 233.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1299659



STAGS

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	89
(69-80) C		
(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		



