



4 Coastguard Cottages,



4 Coastguard

Lower Sea Lane, Charmouth, Bridport DT6 6LW

Lyme Regis 3 miles Bridport 7 miles

A charming two bedroom cottage with secluded gardens a few minutes walk to the sea!

- Easy walking distance to Charmouth Beach
- Secluded garden
- No forward chain
- Perfect seaside retreat
- Council Tax Band C
- Two bedrooms
- Two reception rooms
- Period features
- Freehold

Guide Price £350,000

SITUATION

Charmouth is a very popular coastal village offering above average amenities including a good range of shops, two pubs, a church, playing fields and tennis courts. The village also has a very popular primary school and the secondary schools, Woodroffe School in Lyme Regis and Colyton Grammar (accessible by school bus) are both nearby. The stunning Jurassic Coast is a designated World Heritage Site and the whole locality is within an Area of Outstanding Natural Beauty (AONB). Lyme Regis and Bridport are also within easy reach offering unique shopping, leisure and cultural experiences. Walking opportunities are abundant including the wonderful South West Coastal path and the nearby NT open access area of Stonebarrow.

DESCRIPTION

The end of a terrace of four former coastguard cottages within a few minutes walk of popular fossil hunting Charmouth Beach. Equally the village amenities of Charmouth are also within an easy stroll of the cottage. The property would make an ideal second home or permanent residence.



ACCOMMODATION

The property is arranged over two floors with a kitchen at the rear of the cottage, with wooden wall and base units, space and plumbing for a washing machine, fridge and freestanding cooker. A downstairs bathroom with bath and modern Mira shower over, WC and basin, a gas fired Worcester boiler is wall-mounted in the bathroom.

At the front of the house are two spacious reception rooms, the sitting room has a bespoke fireplace which could be opened up and re-lined for a wood burner or open fire if desired. The dining room is a lovely light room with a boarded up fireplace and stairs rising to the first floor. There are two double bedrooms with beautiful original stripped floorboards and feature fireplaces. The principle bedroom enjoys lovely views over nearby countryside.

Outside is a pretty lawned garden in a secluded and quiet position next to an orchard. There is a useful back yard area with a wooden storage shed and a stone built store tucked into the corner. Additionally there is a paved garden area in front of the cottage.

There is a right of access in front of the other three cottages from the road to reach the property via a garden gate. The neighbouring house has a right of access to the rear of 4 Coastguard Cottages via a garden gate.

SERVICES

Mains drainage and water, gas fired central heating (from gas bottles position by the back door)

DIRECTIONS

Heading south towards the sea on Lower Sea Lane, it is advisable to park in Lower Sea Lane car park, on your right hand side then walk back onto Lower sea lane, cross over the road where you will see a wrought iron black gate to the path in front of the cottages. No. 4 is the furthest cottage away from the road.

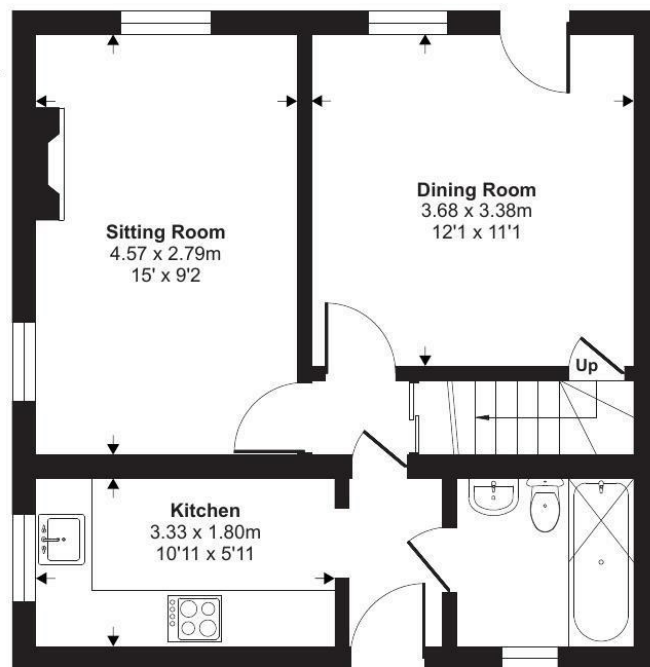
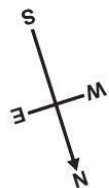
VIEWINGS

Please contact Stags in Bridport to arrange a convenient viewing appointment.

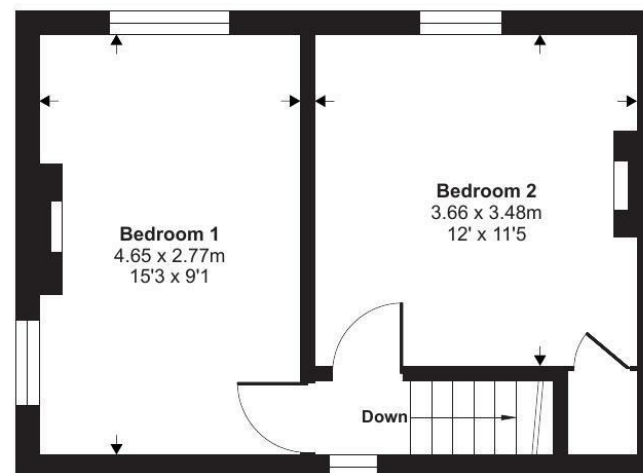
AGENTS NOTES

This beautiful property has been in the same family, although different generations, since 1962. As with many old properties the title is slightly unique, in that the legal title is broken up into three sections which can be clearly seen on the title plan. The land between these sections is a historic communal court yard, affording the property access between areas. This is how the legal title stands to date, however over the years in practice the communal court yard has been divided by fences with a gate, to provide a private back yard for each property, with a right of access when needed.





Ground Floor



First Floor

Approximate Area = 786 sq ft / 73 sq m

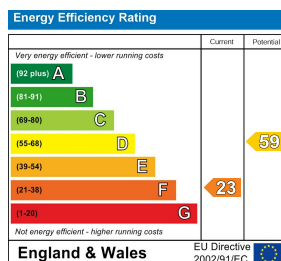
For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichcom 2024. Produced for Stags. REF: 1074278

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.



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