



Lee Cottage





# Lee Cottage

Old Lyme Hill , Charmouth, Bridport, DT6 6BP

Village centre 0.5 mile. Beach 0.7 mile. Lyme Regis 3 miles.

An attractive detached period cottage with wonderful sea and country views in the highly sought after village of Charmouth.

- Attractive character home
- Generous 1,036 sqft
- 2 Reception, kitchen/dining room
- Garage with office/playroom over (conversion potential STPP)
- Just 15 minutes' walk to beach
- Lovely sea and country views
- 3 Double bedrooms, bathroom and wash room
- Many character features
- South-facing rear garden
- Freehold. Council Tax Band D

Guide Price £599,950

## THE PROPERTY

Lee Cottage is an attractive, detached, period cottage occupying a superb elevated and peaceful setting with wonderful sea and coastal views in the highly sought after village of Charmouth. It is believed to date back to the late 1800s with colour-washed rendered elevations under a clay tiled roof. Over the years a whole number of improvements have been undertaken.

The well presented accommodation benefits from a south-facing rear aspect with excellent sea views, as well as views over to Stonebarrow and Golden Cap beyond, over the village and the surrounding countryside and hills. Character style features include panelled cottage style doors, vaulted beamed ceiling to the main bedroom, open fireplaces and terracotta tiled flooring to the kitchen/breakfast room, utility and bathroom.

The property offers modern amenities including gas-fired central heating with an updated boiler, uPVC windows and doors, gas Aga, modern bathroom with mains shower and a modern washroom

The accommodation extends to:

Ground floor – Entrance hall porch, living room with open fireplace and French doors, sitting room, inner lobby, kitchen/dining room, utility, bathroom.

First floor – 3 Double bedrooms, washroom.





There is also the added benefit of a modern detached garage with office/playroom over, offering conversion potential subject to planning (plans have been drawn up for conversion/enlargement to provide ground floor – hall, bedroom/dressing room and en-suite shower room, first floor – open plan living room/kitchen, off-road parking and small outside space).

#### **HOLIDAY LETTING BUSINESS/VACANT POSSESSION**

A successful holiday letting business is currently being operated through Airbnb. The property is available as a going concern with contents available by separate negotiation, alternatively, with vacant possession.

#### **OUTSIDE**

To the side is a driveway, (which belongs to Lee Cottage, but also gives access to the Wessex Water land), and a detached garage with attic study/playroom.

Lee Cottage stands slightly elevated from the lane and there is a small area of front garden. At the rear is a sunny courtyard garden which enjoys a south-facing aspect and views over the village to Stonebarrow and the sea.

#### **SITUATION**

Lee Cottage occupies an elevated setting in a peaceful lane, yet within easy reach of the village centre, the South West Coast Footpath, open countryside and the blue flag beach. Charmouth is a delightful and very popular coastal village on the stunning Jurassic Coast. It offers excellent amenities including a newsagent, 2 general stores, bakery, hairdresser, chemist, doctors' surgery, library, hotels, restaurants and inns plus regular bus services. 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 an Area 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 is only 7 miles to the east, whilst the historic resort of Lyme Regis is only a few miles to the west. Axminster is also nearby, with mainline rail services to London.

#### **VIEWINGS**

Strictly by appointment with Stags Bridport.

#### **SERVICES**

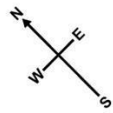
All mains services. Gas-fired central heating.

#### **DIRECTIONS**

From Bridport take the A35 towards Lyme Regis and pass through the villages of Chideock and Morecombelake. Just before the Charmouth bypass turn left, signed Charmouth, and continue through the village centre and up the hill. On passing Higher Sea Lane and just past Old Lyme Road take the next immediate left into Old Lyme Hill and the cottage is after about one-fifth of a mile on the left.



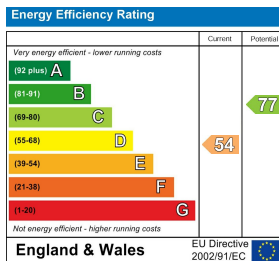
These particulars are a guide only and should not be relied upon for any purpose.



Approximate Area = 1036 sq ft / 96.2 sq m  
 Garage = 462 sq ft / 42.9 sq m  
 Total = 1498 sq ft / 139.1 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Stags. REF: 1014750



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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