



Stonebarrow Lodge



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Stonebarrow Lane, Charmouth, Dorset DT6 6RA

Charmouth Beach 1 Mile Lyme Regis 3 Miles Bridport 7 Miles

Enjoying stunning panoramic sea views along the Jurassic Coast, a highly individual detached character property set in beautiful secluded gardens and grounds of about 2 acres.

- Stunning Coastal Setting
- Highly Individual Property
- Living Room, Kitchen/Breakfast Room
- Very Secluded & Peaceful
- Redevelopment potential
- Fantastic Panoramic Sea Views
- 4 Bedrooms, 2 Bathrooms
- Beautiful Gardens & Grounds Room
- In All About 2 Acres
- Freehold Council Tax Band F

Guide Price £800,000

AGENTS NOTE

Due to the property's non traditional timber construction and age it is unmortgageable, therefore the sale is to cash buyers only.

THE PROPERTY

Stonebarrow Lodge must enjoy one of the best coastal settings in West Dorset, enjoying stunning long range views along the Jurassic Coast to Start Point in Devon, Charmouth and Lyme Regis and its' historic Cobb, through the Marshwood Vale to the north. It is an attractive and highly individual detached timber framed bungalow of character, understood to have been built in circa 1939 with cedar clad elevations. The property has been under the current ownership since 1999 and subject to extensive refurbishment, alteration and enlargement.

The accommodation is very well presented and is very sunny facing principally south west.

The accommodation offers a large living room with a picture window, fireplace and multi fuel stove and book shelves, good sized kitchen/dining room with bespoke solid pine units with matching island, beech worktops, Leisure LPG cooker range and integrated fridge, inner hall, principal bedroom with en-suite bathroom, three further bedrooms and a shower room. Adjoining the main south west aspect is an oak framed veranda. Situated beneath the property is a very useful basement store (limited headroom).

In recent years, the property has been very successfully offered for holiday lettings. It was entered into the Sunday Times Top 50 holiday homes in the UK and came a very impressive fourth in 2014.

Beautiful, extensive eco friendly gardens and grounds are a further feature providing a lovely feature of Stonebarrow Lodge and again subject to extensive improvement and landscaping, attracting a wide range of wildlife and birds.



Properties in such a spectacular coastal position are rarely available on the open market.

OUTSIDE

Stonebarrow Lodge stands in the centre of its own land. It is approached from the lane and through a field gate onto a sweeping tarmac driveway to a parking and turning area. There is a timber garage which currently houses the ride on lawn mower. The lovely gardens and grounds are very well stocked with large expanses of lawn and a whole variety of perennial beds and shrubs including rhododendrons, azaleas, a mulberry tree, hydrangeas, camellias, apple and cherry, together with herb and ornamental gardens. Sheltered to the rear is a vegetable garden with a fruit cage and raised beds, together with aluminium and timber greenhouses plus cold frame.

On the main south west aspect is a magnificent terrace taking full advantage of the breathtaking coastal views which is paved and timber decked featuring a grape vine and a model 'Secret Kingdom' village which was built by the previous owner (a retired Senior Army Officer). This area also features heather beds and a champagne grape vine plus outdoor spa pool excellent for night time star-gazing, timber decking and a large greenhouse just below.

The balance of land comprises a large wildflower meadow with three ponds, small bridge, wet land area, orchard with trees including greengage, apple, pears and cherry, together with 2 phormium (more commonly known as New Zealand flax) and also a sheltered detached summerhouse with raised decking. At the far end are a variety of trees giving shelter and a small stream and a lovely picturesque fernery walk.

SITUATION

Stonebarrow Lodge enjoys a very special and secluded semi-rural elevated coastal 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, doctors surgery, chemist, general stores, newsagents, 2 pubs, cafes, 2 hairdressers, primary school, tennis court 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 one of Outstanding Natural Beauty 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 Coastal Footpath and superb clifftop walks.

The historic coastal 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 to the west with a main line rail service to London Waterloo.

SERVICES

Mains water, drainage and electricity. Oil fired central heating (boiler replaced in 2020). Broadband - Standard up to 16Mbps, Superfast up to 36Mbps and Ultrafast up to 1000Mbps. 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

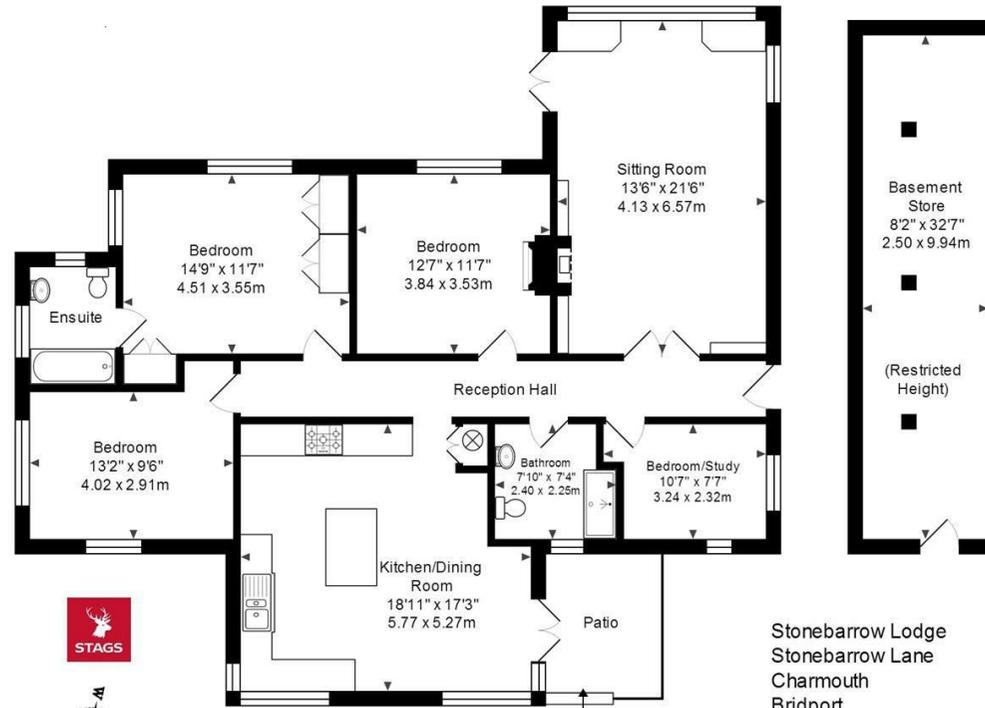
Viewings strictly by appointment with Stags, Bridport.

DIRECTIONS

From Bridport, join the A35 towards Lyme Regis and after about 7 miles turn left signed Charmouth (before joining the bypass). After about 1/4 mile, take the next turning into Stonebarrow Lane. proceed up the lane and access to Stonebarrow Lodge will be found on the right after about 1/4 mile.

Please note: It is a tight turn on the entrance and avoid driving on the yellow hatched area.





Total Area: 1391 ft² ... 129.3 m² (excluding basement store)
 Not to scale. Measurements are approximate and for guidance only.

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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
(69-80) C			
(54-68) D			
(39-54) E		38	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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