



Garden Cottage

The Street, Charmouth, Bridport, Dorset, DT6 6NU

[humberts.com](https://www.humberts.com)



A delightful attached cottage in a tucked away position with a charming walled garden and views to the neighbouring hills

Guide Price £475,000

THE PROPERTY

Garden Cottage is an attractive attached cottage which is located in a tucked away position behind the properties on The Street. As a result it has easy access to all the village amenities, yet also benefits from vehicular access to the rear through Nutcombe Close, where there is a parking area for two cars and a pedestrian walkway through to the beautiful garden.

The property itself was converted by the current owners in the mid-1980s, before being considerably extended in 1990, adding the sitting room, conservatory and main bedroom in order to make the very most of the glorious views. It has rendered exterior elevations under a slated roof and benefits from double glazed windows and gas-fired central heating. The accommodation is found in very good order and the principal rooms are all particularly light.

From the garden side, the conservatory opens into the large open plan sitting room and dining room which also has ample space for a study area. From here steps lead down into the kitchen which has been well fitted and through to a hallway off which is a bathroom with shower above the bath. The hallway has a hatch to a small loft area and a door into a small outside yard which provides bin storage. The long entrance hall has plenty of storage and access onto The Street.

To the first floor there is a principal, double aspect bedroom which has superb views, a wash hand basin and shower. The two further bedrooms have basins and there is also a first floor WC.





OUTSIDE

Undoubtedly one of the main features of Garden Cottage is its superb walled garden which has beautiful north easterly views to the neighbouring hills. It is in the main laid to lawn and is surrounded by profusely stocked shrub beds and specimen trees. Adjacent to the cottage is a paved courtyard which takes advantage of the delightful views and there is also another small internal yard for bin storage. The property is approached from Nutcombe Close to the rear where there is a parking area for two vehicles and a pedestrian walkway through to the garden.

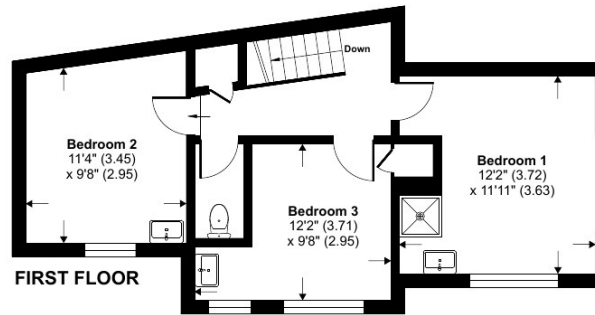
SITUATION

Charmouth is a delightful village which has a strong community and sits on the World Heritage Jurassic Coast on a stretch of coastline which is renowned for its rich fossil beds and dramatic scenery. The property sits in a tucked away position just off The Street and is within a short walk of the village amenities which include a good range of shops and eateries, two public houses, pharmacy and general store. There is also a primary school and links to the 'outstanding' Woodroffe School and the highly regarded Colyton Grammar. The glorious town of Lyme Regis lies about three miles away and about 6 miles to the west is Axminster which has a main line rail link to London Waterloo.

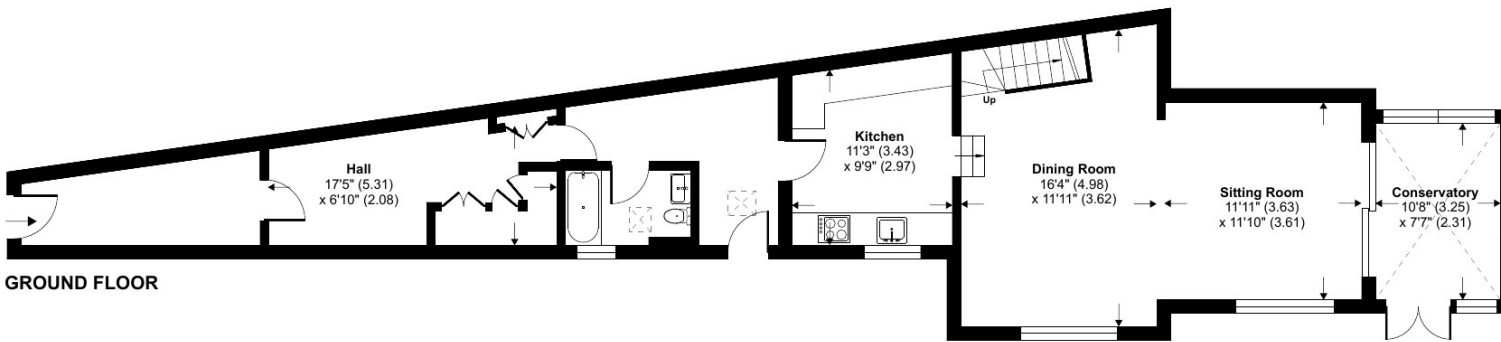


Approximate Area = 1325 sq ft / 123 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

DIRECTIONS

Garden Cottage has access off The Street. The front door is just opposite the turning for Higher Sea Lane. **If travelling by car, use the postcode DT6 6RX.** Travelling in a westerly direction (from Lyme Regis or Axminster), take the Charmouth turning off the roundabout and follow the road for about 0.3 mile, turning left just after a shallow right hand bend into Nutcombe Close. Follow the lane around to the right passing a new build property and the parking for Garden Cottage will be found on your right hand side. What3words: ///yappy.jaundice.builds

TENURE & SERVICES

Freehold. Garden Cottage also owns the freehold for two apartments - Flats 1 & 2 Portland House. These are on 999 year leases and pay a £10pa ground rent. Garden Cottage pays a 5% share for any exterior works required. Mains electricity, water, drainage and gas heating.

LOCAL AUTHORITY

Dorset Council - 01305 221000.
Council Tax Band - C.

ENERGY PERFORMANCE CERTIFICATE

Rating: D.

FLOOD RISK

Flood risk information can be checked through the following: www.gov.uk/check-long-term-flood-risk

BROADBAND & MOBILE

The seller has advised us that Broadband is available at the property. Broadband availability at this location can be checked through: checker.ofcom.org.uk/ Mobile coverage can be checked through: checker.ofcom.org.uk/en-gb/mobile-coverage

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chemcom 2024. Produced for Humberts. REF: 1214726

Disclaimer: Humberts for themselves and for the vendor/landlord of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Humberts or the vendor/landlord, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor/landlord does not make or give either Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. © Copyright Humberts 2020 | Humberts Devon Ltd | Registered office; Humberts Devon Limited, 44 Queen Street, Honiton, Devon, EX14 1HD. Registered in England - Company Number 12430167.

01404 42456

devon@humberts.com

