



Symonds
& Sampson

Heron Cottage

The Street, Charmouth, Bridport, Dorset

Heron Cottage

The Street
Charmouth
Bridport
Dorset DT6 6NX

A highly desirable unlisted period property in a slightly elevated position with a contemporary finish throughout.



- Immaculately presented
 - Three bedrooms
- Light and airy accommodation
- Easy access to beach and facilities
 - Enclosed courtyard

Guide Price **£375,000**

Freehold

Bridport Sales
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PROPERTY

The property is situated close to the top of Main Street, Charmouth, a short step from amenities and the beach on the iconic World Heritage Site Jurassic coastline. This unlisted property has been beautifully configured to provide spacious and open plan living accommodation whilst retaining the cottages' original sense of character. It could be both the prefect seaside retreat or a potential source of income as an idyllic holiday property. The cottage is a wonderful opportunity to purchase the coastal home or business.

The ground floor has been opened up to create an open plan living/dining room to one end and a kitchen to the other all laid to a beautiful Travertine natural stone floor with underfloor heating. The seating area centres around a wood burning stove with a large sash casement window to one end. At the other end you will find the kitchen fitted with a range of contemporary floor and wall mounted units enhanced by solid wood work surfaces. Integral appliances include a Neff oven with Neff hob over while there is space for a washing machine, dishwasher, a fridge and a freezer. Double doors to the very end lead out into the private courtyard at the rear.

On the first floor are two light and airy double bedrooms, the bigger of the two with a front facing sash casement window looking out over surrounding period properties. On the second floor is the third bedroom which enjoys far reaching countryside views to the rear. The bedrooms are served by a family bathroom fitted with a modern white suite with shower over bath. The second and third floors are laid to stylish grey carpet and are fitted with solid oak ledge and brace doors.

OUTSIDE

Double doors from the kitchen lead out onto a private and enclosed courtyard with highlights of soft planting, making an ideal spot for al fresco dining during the summer months or simply reading a book with an early morning cup of tea.

On street parking is readily available in close proximity to the property.

SITUATION

This home is situated in the delightful village of Charmouth, which is a small village set on the Jurassic Coast, offering an outstanding natural beauty of its own with its award-winning beach. The local shops, beach, children's playground and two pubs are all within walking distance.

DIRECTIONS

What3words:///factoring.inform.various

SERVICES

Mains electricity, water and drainage are connected. Gas central heating. Wood burning stove in lounge area. Broadband - Superfast broadband is available. Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details. EPC: D

LOCAL AUTHORITY

Dorset Council - 01305 251010
Tax Band: C



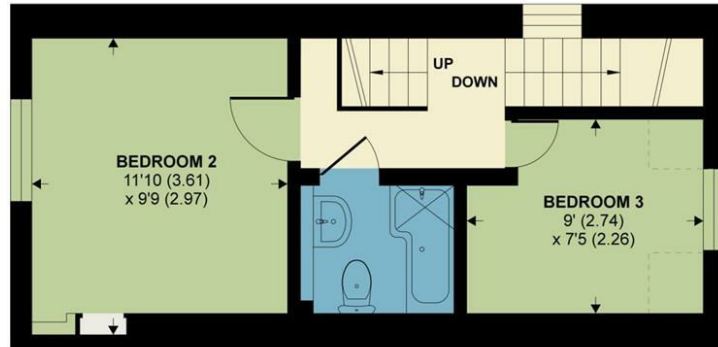


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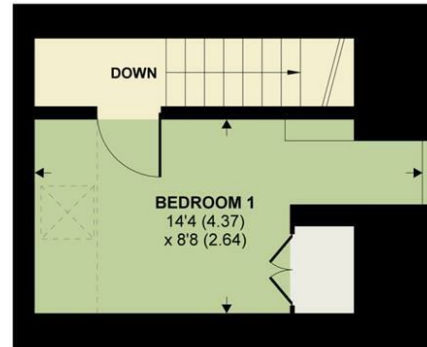
Approximate Area = 789 sq ft / 73 sq m
 Limited Use Area(s) = 26 sq ft / 2 sq m
 Total = 815 sq ft / 75 sq m

For identification only - Not to scale

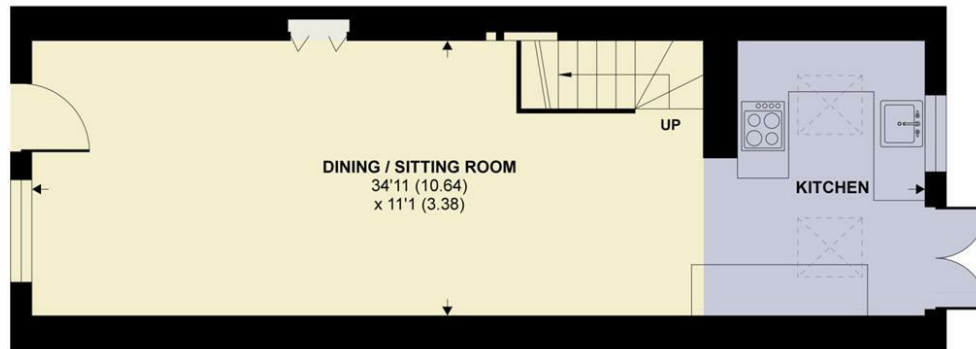
Energy Efficiency Rating		Current	Potential
Energy efficiency class - lower rating costs more			
101-150	A		
151-180	B		
181-210	C		
211-240	D		
241-270	E		
271-300	F		
301-350	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Denotes restricted head height



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Symonds & Sampson. REF: 634493



Bridport/CCC/05092026



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