



**Westcliff Road, Charmouth, Bridport**

Guide Price  
**£1,450,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

A detached split level property with separate annexe situated in an elevated position on the western side of Charmouth with stunning panoramic coastal and country views.

**Westcliff Road,  
Charmouth, Bridport,  
DT6 6BG**

- Stunning Uninterrupted Coastal Views
- High Specification Open Plan Kitchen/Dining Room
  - Secluded Balcony & Large Patio Area
    - Separate One Bedroom Annexe
- Well Established Landscaped Gardens
  - In a Plot of 0.62 Acres
  - Garage & Driveway Parking

Viewing strictly by appointment through  
Symonds & Sampson Bridport Sales Office  
on 01308 422092





### The Property

This detached house has stunning coastal views from all of the principal accommodation and is situated in a plot of 0.62 acres, affording very private accommodation with a fantastic outlook. Under the current ownership, the property has been substantially extended and renovated throughout to a very high specification, including the creation of a self-contained annexe on the ground floor.

The front door opens into a welcoming entrance hall, with a cloakroom, large storage cupboards and ceramic floor tiles which continue into the kitchen. The hallway opens into a large open plan kitchen/dining/living room with large sliding doors onto the decked balcony with views to the sea, Stonebarrow and Golden Cap. There is an abundance of natural light, with a lantern skylight, side windows plus the sliding doors. The kitchen is fitted with a range of In Toto wall and base units, with a large granite island unit with induction hob and integrated appliances including two eye level Neff ovens plus a steam oven, an integral Neff coffee machine, dishwasher, fridge/freezer and a Quooker boiling tap. There is a breakfast bar adjoining the island, and plenty of space for a large dining table and sofa suite from which to enjoy the view. A stable door leads into the utility room, where there are further fitted units and space for a washing machine, tumble drier and additional fridge/freezer with a side pedestrian door outside.



Double doors lead from the hall into the formal lounge, which also takes in the fantastic views, with large sliding doors onto the balcony and a modern corner Contura wood burning stove. The dual aspect principle bedroom is found on this floor, again benefitting from views over the garden to the sea, with an en-suite bathroom comprising a bath with shower over, wc and sink unit with mirrored cupboards over. There is a generous study with a built-in cupboard, and this room could be utilised as an additional bedroom if required.

Upstairs, there are two generous double bedrooms, both of dual aspect, with stunning coastal and country views. There is under eaves storage running the span of these rooms, with an additional cupboard on the landing. These rooms are both serviced by a Fired Earth designed wet room with shower unit, wc, sink and a heated towel rail.

#### The Annex

Underneath the main house, there is a separate annexe which comprises of an open plan bedroom/living space, with a small kitchenette and shower room with a shower cubicle, wc and sink. This has been successfully run as an Air Bnb but could suit a variety of uses such as a dependent relative, long term letting or a studio space.

#### Outside

The property is approached over a private driveway with parking for several vehicles, with a pathway leading to the front door and providing access to a long single garage. A gate adjoins the wooden cabin/shed which leads through to a large patio area spanning the length of the house, with steps up to the timber balcony which has glass panels, taking in the views across the Marshwood Vale and to the coast. A few steps lead down from the patio area to the delightful landscaped gardens with an abundance of mature shrubs and trees including apple trees, pear trees and a fig tree. There are raised vegetable beds and a greenhouse. There are secret pathways around the garden and a pond to one side, with a delightful gravelled seating area. There is a further section of the garden with a shed and large composting area.

#### Services

Mains gas, electricity, water and drainage. Gas fired central heating. Underfloor heating to the kitchen/dining room and ensuite bathroom.

The EPC was done prior to improvement works including a new slate tiled roof, upgraded insulation and new double glazed windows throughout.

#### Local Authority

Dorset Council Tel: 01305 251010. Council Tax band F.

#### Situation

The property sits on the western side of Charmouth, a short walk down to the beach in this charming seaside village. Charmouth, which has a number of good shops, public houses and cafe to its centre and lies midway between the former rope-making town of Bridport to the east and the Devon carpet making town of Axminster to the west. The A35 provides the major road link while there are mainline stations at Dorchester and Axminster. Sporting, walking and riding opportunities abound within the area while the world Heritage site Jurassic coastline stretches all the way along Lyme Bay with Charmouth itself being well known for its fossil finds.





**Directions**

In the centre of Charmouth go through the traffic lights, up the hill and, take the second turning on the left into Old Lyme Road. Continue up and take the third left into Westcliff Road. The property will be found shortly after on the right hand side.

**Westcliff Road, Charmouth, Bridport, DT6**

Approximate Area = 2043 sq ft / 189.8 sq m  
 Limited Use Area(s) = 167 sq ft / 15.5 sq m  
 Garage / Annexe = 552 sq ft / 51.2 sq m  
 Total = 2762 sq ft / 256.5 sq m

For identification only - Not to scale

Denotes restricted head height



FIRST FLOOR



GARAGE / ANNEXE

KITCHENETTE  
6'4 (1.93)  
x 5'10 (1.78)



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2023. Produced for Symonds & Sampson. REF: 1030571



SVA15/09/2023



01308 422092

Symonds & Sampson LLP  
 Symonds & Sampson 23 South Street, Bridport, Dorset, DT6 3NU

bridport@symondsandsampson.co.uk  
 www.symondsandsampson.co.uk

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