



Symonds  
& Sampson

# Arcadia

The Street, Charmouth, Bridport, Dorset

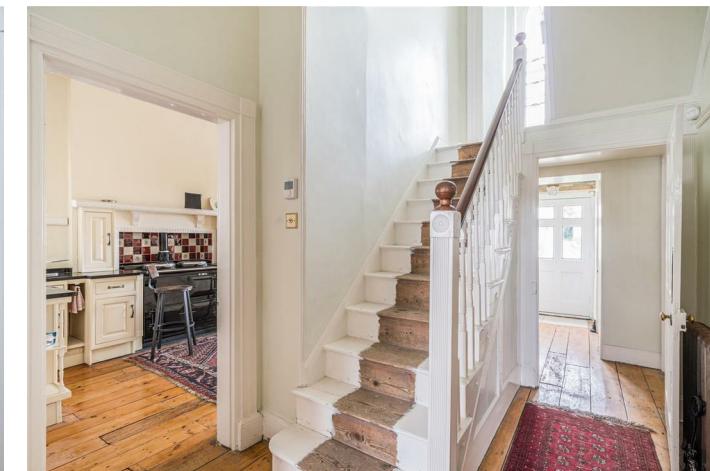
# Arcadia

The Street  
Charmouth  
Bridport  
Dorset DT6 6PL

A handsome four bedroom Grade II Listed detached Georgian gem with a separate five bedroom cottage to the centre of the coastal village of Charmouth.



- Outstanding Georgian house with character features
  - Ideal for multi-generational living
  - Four bedroom main house
  - Separate five bedroom cottage
  - Parking and gardens



Guide Price £1,250,000

Freehold

Bridport Sales  
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## THE DWELLING

An impressive four bedroom Grade II Listed Georgian house with a separate five bedroom cottage ideal for multi-generational living. The main house has been sympathetically improved over the years, maintaining and enhancing the wonderful character features. The separate cottage was substantially extended in the early 2000s, seamlessly blending period features with the modern conveniences one would expect in the 21st century. Add to that a central location in the popular coastal village of Charmouth, off street parking and an enclosed garden, this property is a rarity indeed.

## THE HOUSE

The main house was built circa 1827 by Joseph Wilson and is a fine example of Georgian architecture, with understated elegance and symmetry one would expect. There are many character features typical of its age and type including high ceilings, large shuttered casement windows, decorative mouldings, picture rails, dado rails, open fireplaces, a fine spindle staircase, beautiful curved panelled doors and a spectacular arched window on the first floor landing.

The Georgian features are immediately apparent on entering the property. The spacious entrance hallway has an ornate fanlight and a classic spindle staircase to its centre looking up to an arched window on the landing above. To one side of the hallway is a sitting room that flows through to an extra reception room with a bi-fold door between, allowing for a more open plan feel if desired. A dining room is to the other side with a kitchen behind. The rear hall opens onto the garden and provides access to a cloakroom and down to the wine cellar.

Upstairs there are four double bedrooms served by a family bathroom equipped with a roll top bath, traditional high-level toilet and sink. A separate WC and shower is accessed off the split landing. Exposed wooden floorboards feature throughout the main house.





## THE COTTAGE

The cottage sits to the rear of the main house and the original part is believed to date back to 18th century with later 21st century additions. It is attached to the neighbouring property and has been extended to create a substantial five bedroom house. The accommodation is arranged around a hallway, with curved walls echoing the features of the main house. There is a large kitchen/dining room in the original cottage, with a bedroom adjacent with exposed stone walls and floors. To the other side is a living room with a vaulted ceiling and sliding doors onto the

garden. The principal bedroom is on the ground floor, and is bright and spacious with a vaulted ceiling and French doors leading out onto the garden. There is a walk-in wardrobe and it is served by a family bathroom. Upstairs, there are three further bedrooms and a bathroom.

## OUTSIDE

The front garden is laid to lawn with low hedge borders and a paved central pathway leading from the parking. A paved terrace immediately adjoins the rear of the property, opening onto a large area of lawn with raised borders.

## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details (<https://checker.ofcom.org.uk/>).

Council Tax Band - G (Dorset Council - 01305 251010)

EPC - Main house: D (61) Cottage: D (66)



## 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 are a minute's walk away, with the beach a 10-minute stroll, a children's playground a 5-minute walk and two pubs on the same street. They hold many local events throughout the year, from festivals to competitions, and this village retains its traditional features and traditions. Not far from Lyme Regis and just 3 hours from London or Birmingham.

## MATERIAL INFORMATION

The property benefits from a right of way over the neighbouring track to access the rear gates of the property. There is planning permission to create further parking for the separate cottage accessed through the double wooden gates. It should be noted that the annexe can be utilised by non paying guests or close relatives of the occupier of the main dwelling only. It is therefore assumed that holiday lets are not permitted in the annexe but could be in the main house.

## DIRECTIONS

What3Words///headlight.rooks.siesta



## Charmouth, Bridport

Approximate Area = 2092 sq ft / 194.3 sq m

Annexe = 1946 sq ft / 180.8 sq m

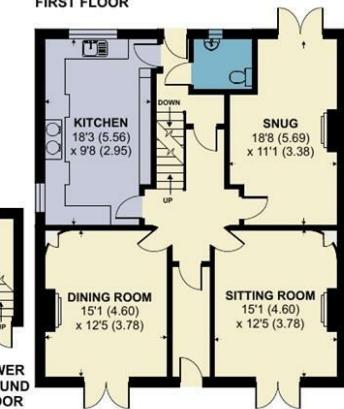
Outbuilding = 19 sq ft / 1.8 sq m

Total = 4057 sq ft / 376.9 sq m

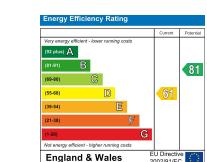
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FIRST FLOOR



GROUND FLOOR



Bri/SVA/171025



Denotes restricted head height



ANNEXE GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Symonds & Sampson. REF: 1355336



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