

Astolat Catherston Leweston Charmouth Bridport Dorset DT6 6LZ



Guide Price £530,000 Freehold

A detached 3 bedroom bungalow occupying a 0.25 acre site in idyllic rural location affording magnificent country and sea views just north of Charmouth, close to the Jurassic Coastline



SITUATION: The property is located in the small rural hamlet of Catherston Leweston which is just a mile north of the large coastal village of Charmouth where there is a good range of community facilities and where there is a beach famous for its fossil hunting, swimming, rock-pooling and paddle boarding. Charmouth is also a gateway to the Jurassic Coastline and South West Coastal Paths.

Local facilities include a village school, pubs, cafés, part-time mobile post office, convenience store, newsagents, gifts, holiday goods, pharmacy, hairdressers, a baker and community library. There is also a Church, Chapel and Village Hall.

The thriving and vibrant market town of Bridport lies some 7 miles to the east, Lyme Regis some 3 miles distant to the west with rail connections available at Axminster, only 6 miles away.

THE PROPERTY comprises a detached Colt bungalow dating from 1959 which is mainly timber framed but has an outer leaf of stone/block with front extension, all under a tiled roof, with an additional flat roof extension over a third bedroom.

The property is set into a rising hillside plot with additional small paddock/orchard ideal for horticulture or small animal husbandry and has a good-sized detached garage and a very useful wooden garden chalet/studio.

The property will appeal to those looking for a sustainable and "good life" lifestyle as it has a 0.25 acre versatile garden, PV panels owned outright with a feed-in tariff also configured to provide some free hot water and an EV charging point, and there is also some scope for re-arrangement/further extensions subject to any necessary planning permissions.

Ultimately, the delightful and tranquil countryside setting with the magnificent views to the sea will be considered an asset for most would-be buyers.

DIRECTIONS: Proceeding into Charmouth from Bridport, take the first turning right onto Green Pitt Knapp signposted to Wootton Fitzpaine. Continue past the pillared entrance to the Catherston Leweston Estate and the property will be found immediately on the right-hand side.

THE ACCOMMODATION provides the following:

FRONT PORCH with double-glazed window and door giving access to the:

LIVING ROOM/DINING ROOM opening to a **SUN ROOM** enjoying the coastal views with mainly double-glazed frontage with blinds fitted. The living area has additional aspects and features a wood-burning stove fitted to a fireplace recess with wooden mantel shelf over. There is a dining alcove and an open archway leading through to the:

KITCHEN well fitted with slightly older-style but serviceable units comprising wall-mounted cupboards and glazed display cabinets and base units with work surfaces and incorporating a one-and-a-half bowl sink unit with mixer tap and window overlooking the rising rear garden. Space for LPG gas/electric range cooker with hood and free-standing appliances such as dishwasher, washing machine and fridge. Part-glazed door opening into the:

BOOT/UTILITY ROOM featuring mainly double-glazed elevations with easterly views over the gardens. Space for freezer. Double sliding door into the rear garden with additional side door.

CLOAKROOM with toilet and corner hand basin.

INNER HALL providing access to the 3 double bedrooms, bathroom, cloakroom and with double doored built in airing cupboard housing the hot water cylinder.

BEDROOM 1 enjoys a view to the sea and coast. Two double-doored wardrobes built in.

BEDROOM 2 comprises another double bedroom with double-doored wardrobe built in and with additional high-level window for extra light.

BEDROOM 3: Another double bedroom facing south and enjoying the views.

BATHROOM comprising a panelled bath with mixer tap, curtain and rail, shower unit **with Bristan** shower unit over, modern basin with cupboard housing and low level WC. Towel rail/radiator, obscure-glazed window

OUTSIDE

The property has a gated driveway approach providing on-site parking for 3 vehicles and leads to the **DETACHED GARAGE** which has an up-and-over door and provides a good-sized garage with workshop area and EV charging point.

There is a recently installed outside oil-fired boiler with modern oil tank close by.

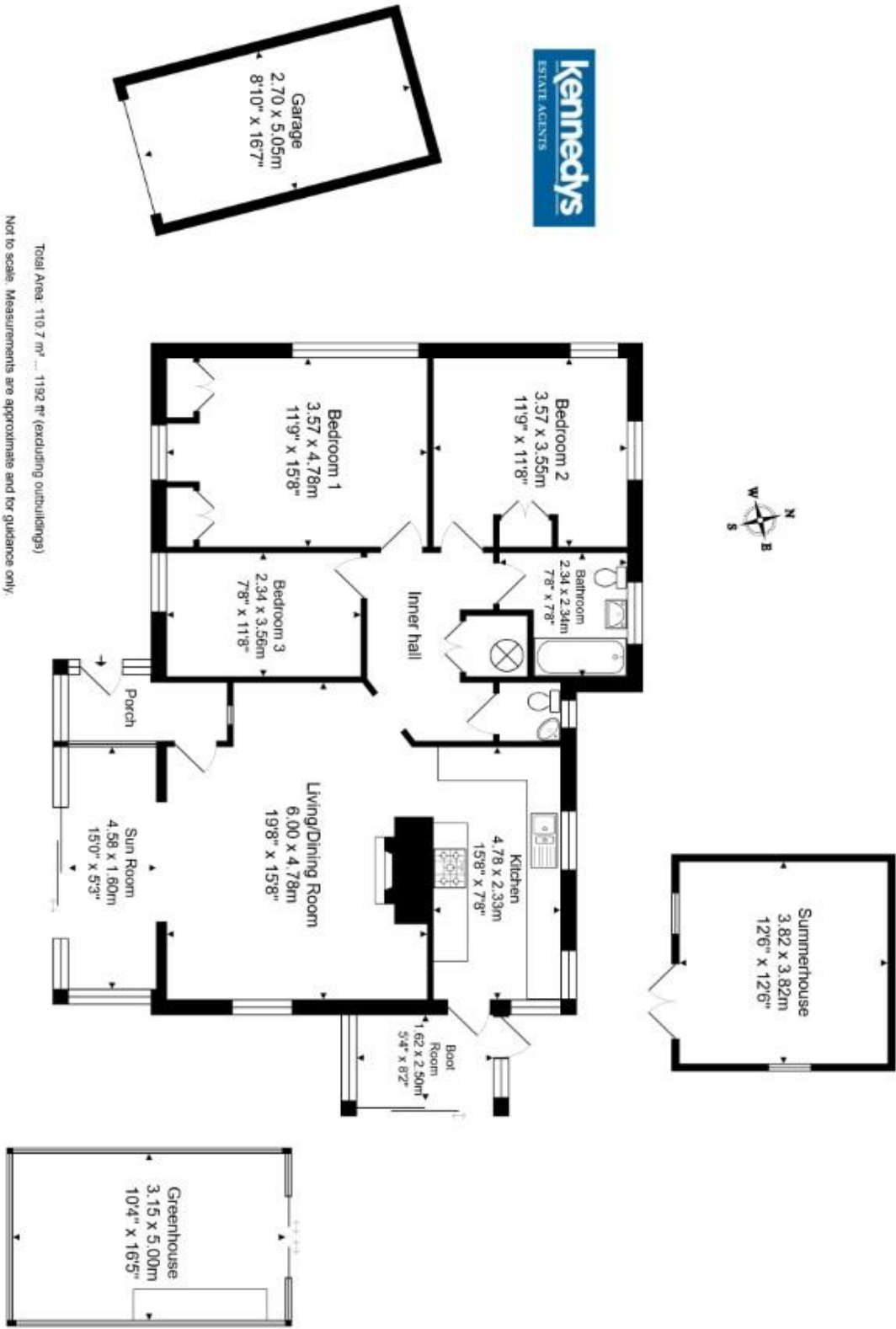
There is also a substantial **SUMMERHOUSE** providing an **OFFICE/STUDIO** on a higher plateau which commands stunning views of the coast, sea and sky, with electric and broadband connected.

The wrap around gardens rise to the rear of the property and, to the east side, there is an additional parcel of ground which is fenced off. This area would provide an allotment garden and/or for small animal husbandry. There is also a 16' x 10' **GREENHOUSE** on this side.

SERVICES: Mains electricity and water. Sewage disposal by dedicated treatment plant. PV panels installed 2012 and currently paying c£900 pa feed-in tariff until 2037, weather dependent (also providing some free hot water and EV charging). Bottled LPG used for cooking. Full fibre broadband connection giving download speeds of 300+mb/s. Council Tax Band 'D'.

TC/CC/KEA250066/7925

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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