



Det 2 bed house, corner plot, by the beach, for renovation £585,000

The Coach House, Lower Sea Lane, Charmouth DT6 6LR

FORTNAM
SMITH & BANWELL

in brief...

Detached property ready for total renovation

Next to the beach, with coastal & country views
sitting room /snug first floor with views to beach
and Stonebarrow

Family bathroom with skylight

Lawned front garden with double gates and parking
for two cars

Good sized plot

2 ground floor reception rooms

Two bedrooms first floor

Patio garden to three sides

Large, dry garden shed



in more detail...

The Coach House was originally part of the old Hammonds Mead Hotel estate, redeveloped some 30 years ago.

A traditional cavity wall built property, under a tiled roof, with a mixture of hung tile to the first floor and painted stucco walls, with double glazing. Electric storage heating and hot water Emerson. Mains water and drainage.

The property is central in a fair sized plot and currently offers a glazed porch, kitchen, sitting room and garden room downstairs and a first floor snug/sitting room with two bedrooms and a bathroom. The snug area has triple aspect small dormers windows.

There are patio areas at the rear, to the south and west accessed from the garden room, and lawns, borders and parking to the front of the property.

Offering a great opportunity for development or renovation and extension, this property has not been on the market in the last 30+ years.

Directions:

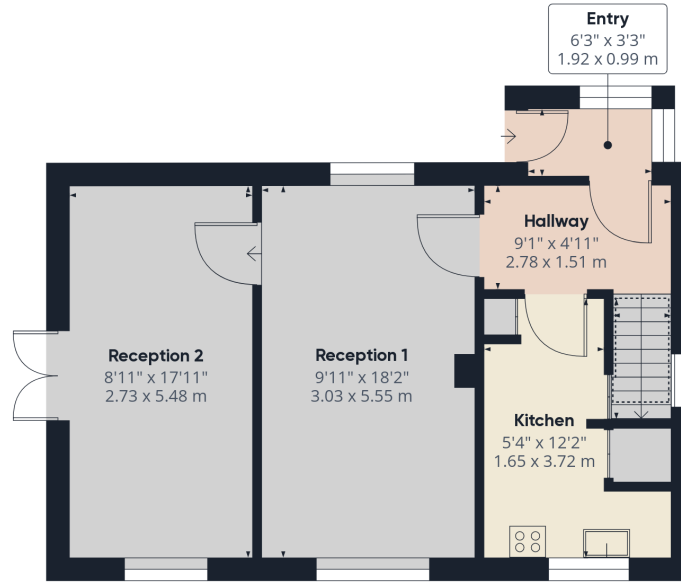
From the centre of the village at the crossing traffic lights, proceed down Lower Sea Lane towards the beach. Turn right into Hammond Mead



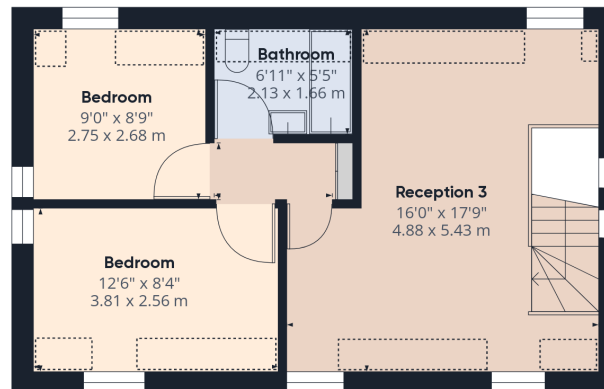
opposite the beach car park entrance and immediately left into the five bar gate on your left, to the Coach House. Parking for two cars currently.

Charmouth offers a good range of village amenities.. including GP, chemist, bakery, hairdressers, pubs and cafes, amenity, food & gift stores. We have a local primary school, playing fields , tennis club and a wide selection of clubs and activities for all ages. There is a good local hourly bus service and rail service Exeter and London Waterloo from Axminster. We are surrounded by beautiful countryside for walking and of course are part of the International Heritage Jurassic Coastline, well known for Fossiling, beach combing and surfing.

the location...



Ground Floor



Floor 1

Approximate total area⁽¹⁾

991.75 ft²
92.14 m²

Reduced headroom

83.63 ft²
7.77 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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