



*Substantial 5 bed house, 4 baths, double garage coastal views*

**Long Cottage, Stonebarrow Lane, Dorset DT6 6RA £995,000 Freehold**

**EPC E**

**FORTNAM**  
**SMITH & BANWELL**



## *in brief...*

Successful holiday letting property  
Versatile living accommodation  
Spacious sitting room  
Large Kitchen Diner and separate Utility  
Five bedrooms, two ensuite plus two bathrooms  
Over 2500 sq feet of space

Split level floorplan with sea views  
Sought after coastal village location  
Games Room  
Fitted kitchen with integrated appliances  
Good sized gardens, parking and double garage

*Substantial family  
home currently a  
successful holiday  
letting business*





## *in more detail...*

Long Cottage offers a substantial and attractive property overlooking the Jurassic coast in Charmouth. Set in an elevated position on the sought after Stonebarrow Lane which leads up to National Trust Stonebarrow and Golden Cap Estate. This is a five bedroom split level property with origins from the eighteenth century and extension in the 1970s. Currently a very successful holiday letting business but would equally suit a multi generational large family as the cottage has a versatile and flexible layout.

Dual driveway access, one private to the west side leading to the integral double garage & plentiful parking area, the other is shared access to the eastern side.

Front door into the entrance hall. Large Kitchen Diner with a cream Shaker style fitted kitchen with integrated ovens & hob. Space for dishwasher and large fridge freezers. External door. Utility room/Wc with Space for appliances.

Door to rear hall with side door to garden. Two bedrooms, one double, one large single. Bathroom with bath & shower over, Wc and handbasin.

Occupying a very central position in the house, the large sitting room has a wood burning stove and its picture window offers an excellent view of the garden and of the sea beyond.

To the western side of the property, the hall extends up two steps leading to a bathroom and two double bedrooms, one with en suite shower, Wc and handbasin, patio doors to balcony with garden and sea views. Stairs down to a small lobby with internal pedestrian door into integral double garage, external door to car park, and entrance to another double bedroom with en suite shower, Wc and walk in wardrobe. French doors onto patio.

Also to the south elevation accessed from the garden is a large Games Room again with sea views.

Double garage with power & light plus an up & over door. Internal access to boiler room. Parking for several vehicles on the drive.



Outside the southerly gardens extend to the seaward side and is mainly laid to lawn with paved patios and mature planting. Enclosed with small gates to the driveway. Sea views from the gardens.

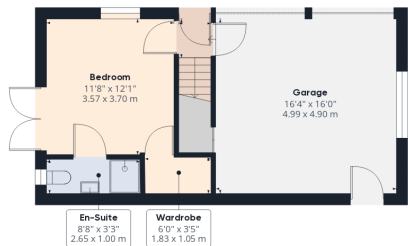
Income details from holiday letting available to serious parties upon enquiry.

Mains electric, water and drainage. Oil fired central heating. EPC tba. DFH1691.

Directions: From the village centre and our office on The Street head down the street passing The George pub & Manor Farm Holidays on left and the Caravan Sales to right. On the bend turn right onto Stonebarrow Lane. Proceed up the Lane a short distance and you will find Long Cottage signed on the right with a sloping drive up.

Charmouth offers a very welcoming friendly coastal community with a good variety of clubs and interests. Good local shopping with foodstore, chemist, bakery, newsagent/hardware, hairdresser, cafes, two pubs, GP and Church to name just a few. See [www.charmouth.org](http://www.charmouth.org) for more information.

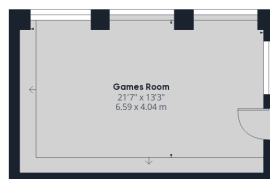
## *the location...*



Floor -1 Building 1



Ground Floor Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2539.1 ft<sup>2</sup>  
235.89 m<sup>2</sup>

(1) Excluding balconies and terraces

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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