



*Newly completed, detached, five bedroom home. £795,000 EPC E*

**3 Stonebarrow Manor, Stonebarrow Lane, Charmouth, Dorset DT6 6RA**

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



## *in brief...*

Secluded, detached, 5 bed distinctive home with feature oak porch.

Spacious living room, opening into spacious rear hall & stairs

4 further bedrooms, one ensuite + Family bathroom & shower

South facing courtyard plus wrap around garden

10 year structural warranty , 182 sqm / 1959 sqf

stunning open plan kitchen/dining/living with central island & vaulted ceiling

Generous ground floor double bed 5/study, opposite utility & cloakroom, with garden views

Eco friendly electric central heating

Parking for 4+ & EV fast charging point Type 2 (7.4 kw)

*Large flexible family home, easy walk to the sea!*





## *in more detail...*

Stonebarrow Manor has been remodelled and redeveloped to offer an elegant and exclusive architect designed individual home.

This beautiful home has been designed to blend the original fine features with contemporary styling and eco credentials. In an enviable raised position on the edge of coastal Charmouth. A true coastal idyll within walking distance to both the sea and village amenities.

Number 3 Stonebarrow Manor is a detached property offering four generous bedrooms, Study/Bedroom 5, a spacious Living Room and a splendid, vaulted ceiling large Kitchen/Diner.

Spanning 1959 square feet in total internally this layout is both pleasing and practical. With a clean efficient electric boiler providing central heating, and underfloor heating to the kitchen- diner there is no dependency on fossil fuels.

An attractive canopied porch leads into the front Lobby. Cloaks cupboard.

Double glazed doors lead into a spacious Living Room. Rear Lobby provides access to fitted Utility Room with space for laundry machines. Separate WC and a generous Study/Bedroom 5.

There are several steps up to a very generous triple aspect Kitchen/Diner. This stunning room features a vaulted high ceiling and wide French doors in addition to the vast windows flooding the room with natural light.

Fitted with quartz worktops and a comprehensive range of units, including a large island unit, together with integrated appliances: induction hob, double oven, and dishwasher. Underfloor heating. Views over the patio and rear gardens.

Galleried stairs lead to the first floor, the landing leading to four good sized double bedrooms.

(One ensuite with walk-in shower and Wc.) Stylish Family Bathroom with both a bath & walk-in shower.

Outside:

The Manor has a communal entrance drive leading to



the enclosed gardens wrapped around the three sides. Gentle terraces and incline across large lawns with mature trees. A superb blank canvas to plan and cultivate as individually desired. Adjoining one side of the kitchen there is an original arched brick wall leading into a paved patio.

Charmouth offers a thriving and welcoming village community with many interests and activities. Excellent range of independent shops and facilities on the doorstep.

The lovely beach & South West Coastal Path are within walking distance of the property.

Nearby are the towns of Lyme Regis, Axminster (Exeter/London Waterloo Rail) and Bridport. See [www.charmouth.org](http://www.charmouth.org) Excellent local schooling with a Primary School in the village and secondary schools at Colyton Grammar School and The Woodroffe School in Lyme Regis.

EPC E

## *the location...*



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1812.43 ft<sup>2</sup>

Reduced headroom  
6.68 ft<sup>2</sup>

(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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