



*Detached 4 bed renovated barn. EV Point. £695,000 EPC E*

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

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



# *in brief...*

Easy walk to the village amenities and the beach.  
Countryside views

Contemporary electric wet heating system to first floor

Spacious sitting room with log burner

Large kitchen-dining room with central island/utility/wc

Master Bedroom with En-Suite and Dressing Room

Flagstone flooring with underfloor heating throughout the ground floor

Wrap around garden, patio & raised bed. 4+ parking & fast EV point T2 7.4w

4 Bedroom detached fully renovated barn conversion

Family bathroom plus separate tiled shower

*Deached renovated  
barn with  
countryside views!*





## *in more detail...*

The Barn at Stonebarrow Manor was originally converted in the early 2000's and has recently been completely reconfigured and renovated to a high standard. It now comprises of a large sitting room with access to the garden & log burner, a generous kitchen-diner with utility and cloakroom.

There are flagstones throughout with underfloor heating on the ground floor and radiators on the first floor. The heating is a modern wet radiator eco, future proofed electric system.

The new kitchen has integrated fridge, freezer, and dishwasher, oven and induction hob with hood above, quartz tops and a large central island. There is plenty of room for dining with space for a sofa if required. The utility has access to the rear patio and garden, door to the cloakroom and separate cupboard for heating cylinders and pressurised tanks. The boiler is in the utility and there is space for washing machine and tumble dryer above.

Stairs to the left and the right rise to the first floor bedrooms. The large master bedroom is dual aspect with vaulted ceilings, having a generous dressing room and en-suite shower room. There are three further double rooms and a family bathroom plus shower. All have views to either the Marshwood vale at the front or across the garden to the rear.

Outside there is a patio wrapping around



three sides with steps to a raised lawn at the rear, with a large lawned and gravelled parking area to the front.

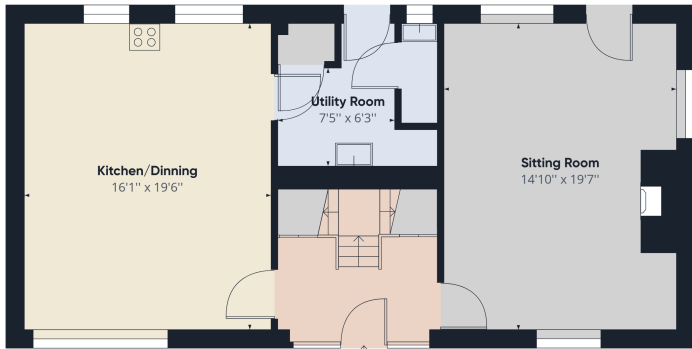
This exclusive home blends character with contemporary style, eco values and modern living. The Barn is easy walking to the village amenities and to the beach

Charmouth offers a wide range of activities from Art, Tennis or Bridge to Scouts and Brownies, Football or Fossiling. The local primary school feeds to excellent secondary schools with Woodroffe in Lyme Regis and Colyton Grammar in Devon.

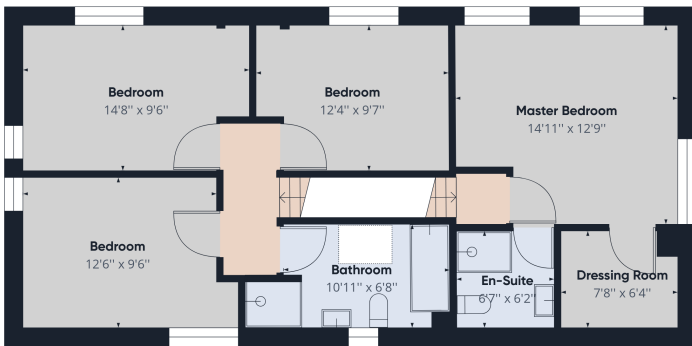
Travel links to London and Exeter by rail from Axminster and local airports at Exeter and Bristol to the west and Bournemouth and Southampton to the east.

EPC E

## *the location...*



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1588.23 ft<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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