



Delightful, renovated, end of terrace, studio bungalow. EPC D £100,000

Little Char, 16 Fernhill, Charmouth, Dorset DT6 6AU

FORTNAM
SMITH & BANWELL

in brief...

End terrace bungalow

Modern shower room with WC and basin

Outside terraced area to relax in

Plentiful parking for residents and visitors

Access to outside swimming pool and grounds

Compact kitchen with all facilities

Air con/Warm air to main room, & heaters in kitchen & bathroom

Rural/woodland views

Successful holiday letting property

*successful holiday let
business.*



in more detail...

Little Char is a well presented contemporary, studio bungalow, fully refurbished in 2024 and is currently used as a very successful holiday let. Available fully furnished, ready to continue as a business or second home ready to use.

Fernhill Heights is a small holiday estate of privately owned holiday homes of varying sizes set in a delightful spot on the outskirts of coastal Charmouth, on the famous Jurassic Coastal Path in West Dorset.

In a great position offering rural views and a tranquil atmosphere. This open plan studio apartment, maximises the space, which has helped to become a successful holiday let and second home escape. The Pool is available in Summer May to September.

The inside accommodation is a versatile bedroom/living room, with picture windows to the front, and wood effect flooring throughout.

A compact, light, kitchen with modern floor and base units, integrated under counter fridge, fitted electric oven and domino induction hob, with extractor above. There is also a shower room with Electric Mira shower, WC and vanity unit. There is a good storage cupboard with water softener and switches for the electric heating. There is a hot/cool blown air unit in the main room and Dimplex heaters in the kitchen and bathroom. Electric hot water heater.

Mains electric. 975 year lease created in 2001. The separately owned small hotel onsite has a small bar and restaurant. The outdoor swimming pool is open in the summer season and has beds and a toddlers pool adjacent. There are several acres of grasslands and lakes within the curtilage with picnic tables. Main carpark for owners and guests. Small laundrette with washer and driers coin



operated. Low level lighting on roadside. Furniture may be available by separate negotiation.

Service & Ground rent £1500 per year. This includes buildings insurance, private water supply and drainage, & grounds maintenance.

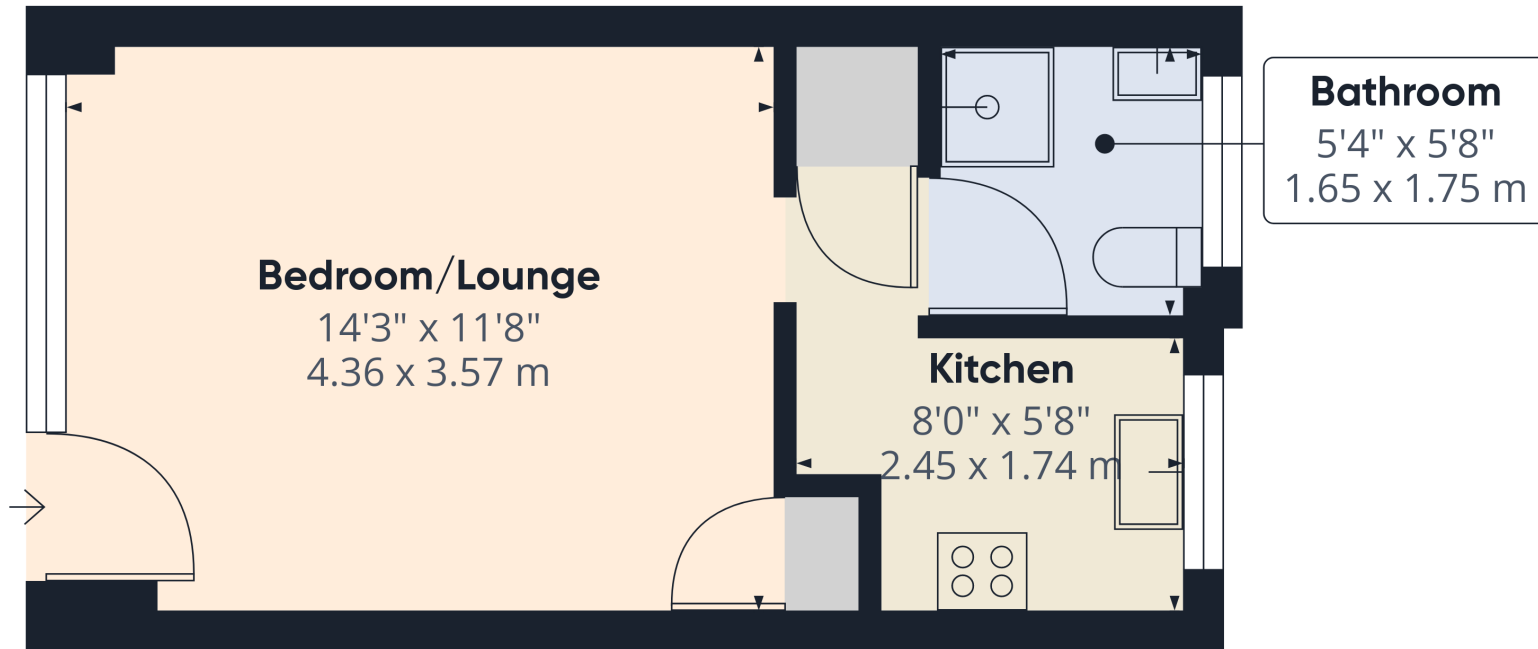
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Currently rated as a small business and is exempt from B.rates.

LOCATION: from the centre of Charmouth, head west out of the village and take the first exit at the roundabout towards Lyme Regis. Turn left at the sign for the Fernhill Hotel and follow the drive around until you reach a large gravelled car park.

Little Char is found at the end of the second flight of steps on the left and is then the first on the left.

the location...



Approximate total area⁽¹⁾

255.86 ft²

23.77 m²

(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.

Calculations are based on RICS IPMS 3C standard.

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