



2,500sq ft period 5 bed home £699,000 Freehold Epc F DC-F

The Well Head, The Street, Charmouth, Dorset DT6 6PD

FORTNAM
SMITH & BANWELL

in brief...

Unique village property not marketed for the last 40 years

Bed 5 or study with access to the garden

Main and rear secondary staircase

Three double bedrooms, + 2 further single bedrooms

Narrow entrance to gated car port 2-3 cars

Two large receptions rooms.

Good sized kitchen plus generous utility and pantry

Ground floor shower room & 1st Flr.. family bathroom + Wc

Large tiered garden laid to lawn, paths and shrubbery approx.0.25 a

Large family home with huge potential



in more detail...

A great opportunity to update a village house that has been in single ownership for over four decades. Built on the site of a cottage dating back to the 13th century The Well Head was suitably named due to the water supply that it originally offered to locals in times gone by. Initially surrounded by field the early Well Head was at the top of the large garden, which now filter's into a lower chamber nearer the house. The current building is mostly turn of the century with a 1930s facade of painting stucco under a tiled roof.

Now a semi detached with its neighbour Melbourne House, the property offers 2-3 reception rooms on the ground floor, the third being a potential bed 5, or study which it was indeed built for. The kitchen, utility, rear stairs and outhouse all form the balancing extension to the study, although covers two floors. In addition there is a ground floor shower room.

The Sitting Room has French doors to the garden and a working fireplace, the dining room has a bay window to the front.

On the first floor there are three double bedrooms, a family bathroom, a separate WC, and a dressing room or single bedroom, plus a further small single bedroom. Further stairs to the converted loft offer full height eaves attic rooms for storage across the width of the house, this could be converted into additional rooms with planning permission.

The Wellhead is in need of overall updating, from electrics to plumbing to new kitchen and bathrooms. Currently with gas central



heating and mostly double glazing it offers great potential for the right owners.

Outside the mature garden extends to almost a quarter of an acre, extending up hill in layers, laid to lawns, paths, steps and trees & shrubs, it's own summerhouse and a secret rose garden at the very end.

There is a narrow gated drive to the south which opens up into a covered car port for 2 cars. There is a large dry shed for storage and a further coal/log store behind.

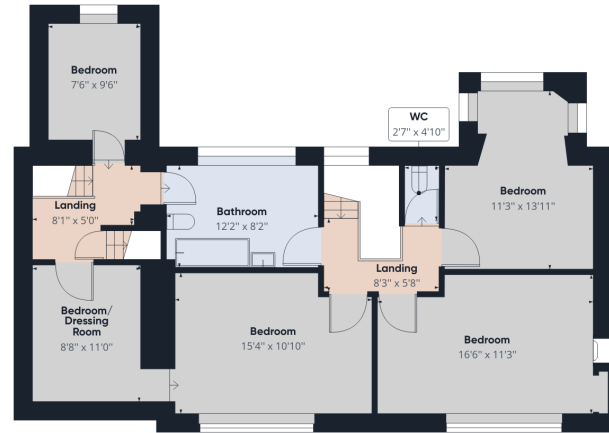
Currently still going through probate there is no onward chain.

DFH 1049. EPC.F DCC.F

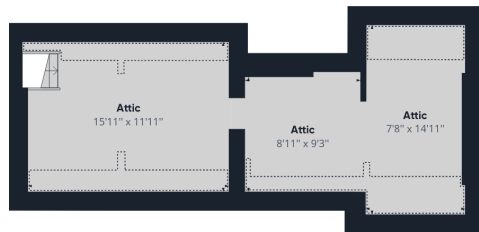
the location...



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

2564.18 ft²

Reduced headroom

108.64 ft²

(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.

GIRAFFE360