



*Newly completed 5/6 bed home £895,000*

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

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**SMITH & BANWELL**



# in brief...

First floor living with access to rear terraces and forward balconies with countryside views

Large Master bedroom, with vaulted ceilings, glass doors overlooking secluded decking, + ensuite & dressing room.

Further three ground floor bedrooms, one with ensuite plus one media/bedroom, large family bathroom, utility and access to garage.

Great holiday let income potential ~enquire for more details

Spectacular spacious, vaulted living - dining - kitchen, with fully appointed kitchen with large island unit. Access to garden.

Study / bed 6, with patio doors to balcony and views. + further cloakroom.

- Large garage / workshop ... x ... plus 2-3 parking spaces. Type 2 EV point 7.4 kw

227 sqm / 2443 Sqft. including garage + garden. 10 yr ICW warranty

## Spacious & Verstaile family home, easy walk to the sea!





## *in more detail...*

Stonebarrow Manor is located in an enviable raised position on the edge of coastal Charmouth with views across the Marshwood Vale. A true coastal idyll within walking distance to both the sea and village amenities.

No 2 Stonebarrow Manor, is a brand new detached contemporary reverse level property, offering flexible 5/6 bed accommodation. Positioned at the edge of the village it is an easy walk to both the village amenities and the beach, with bus services locally to Axminster, Lyme Regis and Bridport and further afield to Exeter and Dorchester.

The first floor offers spectacular spacious single floor living, with views from the forward balconies across to the Marshwood Vale and Catherston Manor and rear patio doors to the decking and garden. The vaulted ceilings enhance the space and light floods through from east to west, across the kitchen - dining - living area. The kitchen has induction hob, eye level oven, and integrated fridge /freezer and dishwasher.

Doors from here give access to the study / bed 6 , the cloakroom and master bedroom with its own ensuite and dressing room. Further glass doors open from the bedroom to a secluded decking area and to the garden.

Galleried stairs take you back to the ground floor, with a generous hallway giving access to four further double bedrooms, one of which has an ensuite shower. These offer great flexibility from bedrooms to a gaming room, gym or a cinema room. There is a large family bathroom with walk-in shower and bath. A generous utility room also gives access to a wide single long garage / workshop.

The property was built with eco credentials in mind with integrated roof solar panels and clean, efficient electric wet boiler pressurised



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system. There is an external fast charge EV point. Mains drainage and water, plus fast Internet ready for connection.

### Outside

Stonebarrow manor has a private entrance drive leading to the property, which has parking for a number of cars. The property has a large distinctive garden area to the front and a more secluded garden to the rear.

Charmouth is a vibrant, friendly seaside village with good local amenities, pubs, primary school and tennis courts and has greatly benefited from International Jurassic Coastal status as well as being in an Area of Outstanding Natural Beauty.

## *the location...*



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
2388.32 ft<sup>2</sup>

Reduced headroom  
15.48 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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