



*Det. 3 bed bungalow, coastal views. Freehold £815,000 EPC D DDC F*

**Whyteleafe, Old Lyme Road, Charmouth, Dorset DT6 6BQ**

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

*in brief...*

Peaceful situation with sea views  
Great opportunity to refurbish &/or extend  
Separate Dining Room  
Double height, double garage plus workshop area  
GCH & Double Glazing

Three Bedrooms & Two Bathrooms  
Spacious double aspect Sitting Room  
Kitchen & Utility  
Low maintenance front and rear gardens

*Quiet location &  
lovely coastal views*



## *in more detail...*

Whyteleafe is a detached bungalow built circa 1980 with Purbeck stone and brick elevations under a tiled roof. Situated on the popular western elevated hillside in the village within a private road. The property has full gas central heating, double glazing and coving throughout. This is a great opportunity to purchase a detached property in an enviable position overlooking the coast. The sweeping drive leads up to double integral garage with plentiful parking.

It has been well maintained over the years by the current owner and is now in need of general updating.

On entering, via the glazed porch, there is a small internal hall, leading to a large south-east sitting room, with a stone fireplace and gas effect log burner. The hall way then leads to a separate dining room, with glazed internal window and door to the kitchen and utility room. The kitchen has a full range of units with under counter oven and gas hob, space for fridge/freezer, with the sink overlooking the rear garden. The utility houses the gas boiler, as well as a range of units and space for laundry machines, with door to the garden and rear, outside access to the double height and double width garage.

The master bedroom has an en-suite shower room and large storage cupboards with water tank, plus two further double bedrooms and a family bathroom. There is great scope here for reconfiguring depending on individual needs.

The rear garden is terraced and mostly laid to lawn and borders for easy maintenance.



EPCD DDC F All mains services.

Directions: from the centre of the village, proceed up The Street, taking the left hand turning before the bus stop, into Old Lyme Road (left fork). Whyteleafe, is on the right hand side, almost opposite Greenhayes on the left.

Coastal Charmouth offers a welcoming community, with a good range of village shops & amenities, along with a wide range of clubs & activities. There is a local Primary School, and nearby secondary schools. (Woodroffe in Lyme Regis and Colyton Grammar School) Nearby towns include Lyme Regis, Bridport & Axminster. There are good local bus services, plus good rail links between London Waterloo to Exeter via Axminster. We are part of the International Jurassic Coast offering lovely beaches and walking along the South West Coastal Path.

## *the location...*



**Approximate total area<sup>m</sup>**

1692.08 ft<sup>2</sup>

157.2 m<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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