



*Delightful large period apartment £349,000 Share of Freehold*  
Garden Flat, Bellair House, Berne Lane, Charmouth, Dorset DT6 6RD

FORTNAM  
SMITH & BANWELL



# *in brief...*

Beautiful Grade II Listed Georgian building with country views

Two double bedrooms

Large Lounge Diner overlooking the attractive grounds

Private drainage

A little over a mile to Charmouth beach & amenities

Traditional high specification fitted kitchen with integrated appliances

Shower Room and separate En suite Bathroom

Landscaped communal gardens

Allocated private parking X 2

Luxury living on the outskirts of Charmouth

# *Beautifully renovated ground floor apartment*





## *in more detail...*

Professionally renovated and restored high specification luxury apartment within an imposing and elegant detached Georgian villa built around 1820.

This beautiful Grade II listed building was restored to its former glory four years ago and is currently successfully operated as a high end holiday let for discerning guests. There are three characterful apartments and a separate cottage within the landscaped grounds of Bellair.

Decorated with heritage paint hues complimenting the light, elegant and spacious layout. High ceilings, original fireplaces, shutters and windows, deep skirting boards, and doors reflect the high attention to detail. Along with cast iron radiators and traditional classical designed bathrooms creates a beautiful living space, which is equally suitable as a main home or high quality holiday accommodation.

The private front door is accessed on the side of the building, via a sheltered courtyard with locally sourced blue lias flagstones. The generous hallway with pale Purbeck flagstone flooring and an integrated smoke alarm leads to the kitchen to the right.

Traditional Shaker floor and tall wall cupboards with brass fixtures reflect the original character and Georgian proportions. The tall shuttered original sash windows above the double Belfast sink overlooks the courtyard. AEG five ring gas hob, double oven plus wide pan, cutlery and utensil drawers, along with wooden work tops make a practical and versatile space. AEG fully integrated dishwasher and washing machine included.

The elegant white quartz topped central island concealing separate integrated fridge and freezer units leads to a light and spacious



lounge/diner. Large sash window with original shutters overlook the extensive communal grounds. Neutral fitted carpet with large fireplace and electric fire effect wood burner.

Spacious well proportioned master bedroom with deep skirting boards, fitted carpet and original windows. Traditional, tiled ensuite bathroom with Burlington classic sink unit, fixtures and cast iron bath, glass shower screen bath and mains shower.

Second double bedroom plus separate guest shower and W.C with traditional Burlington fixtures, tiling and electric towel rail complete this versatile home.

The building is approached by a curved gravel drive with ample parking for visitors, overlooking beautiful panoramic views of the Marshwood vale and hills. The garden has established trees, expansive lawns and pedestrian pathways.

Leasehold with share of Freehold new 996 yr lease on purchase. Service charges £2721 per annum which include grounds maintenance, and shared facilities and buildings insurance. Private parking for two cars. Modern Sewage Treatment Plant. Mains water, gas & electric. EPC E. DDC tba DFH1044

## *the location...*



**Approximate total area<sup>(1)</sup>**  
1082.49 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.

**GIRAFFE360**