



2 bed grd. flr. apartment, garden & parking £265,000 Leasehold EPC E

2 The Stables, Lower Catherston Road, Charmouth, Dorset DT6 6LY

FORTNAM
SMITH & BANWELL

in brief...

Ground floor period apartment
Large double bedroom with en-suite
Garden
Stone mullion windows
Coastal & Country Views, quiet location on a private road

Open plan kitchen/living area
Driveway with plenty of parking
Newly fitted smart electric heating
Unique characterful features
Short distance to Charmouth & beach

*Delightful. spacious
two bed apartment.*



FORTNAM
SMITH & BANWELL

in more detail...

The Stables is a charming period stone building, originally part of Catherston Manor, that have been renovated and converted into six unique apartments. Number 2 offers ground floor accommodation, plus garden, parking and coastal/rural views. A peaceful setting yet walking distance to Charmouth or a few minutes drive.

This apartment has been fully refurbished and now offers spacious accommodation. Accessed through a large wooden front door, the hallway opens into the main living area and the two bedrooms. The apartment has the latest ultra efficient electric Dimplex Quantum storage heaters and is fully carpeted and has double glazing.

Attractive feature double doors take you into the generous, high ceiling, kitchen, dining, living room has a large, tall, south facing mullioned window, lending great light & style to the room. The modern kitchen with wood worktops, has good storage, electric oven & hob & extractor, under counter fridge and breakfast bar area. There is also a small electric wood burner within a timber fireplace. There is a small utility for washing machine & freezer as well as access to the rear of the property.

There is a modern bathroom with oval freestanding bath & a corner shower, wash hand basin & WC.

The large, high ceiling master bedroom has a delightful feature fireplace and an ensuite shower and WC. There is a second south facing, small double bedroom or study.

Outside is a generous size front garden with countryside views and sea glimpses and parking for 2-3 cars.

Mains water, drainage and electric services. Leasehold with 110years remaining. No forward



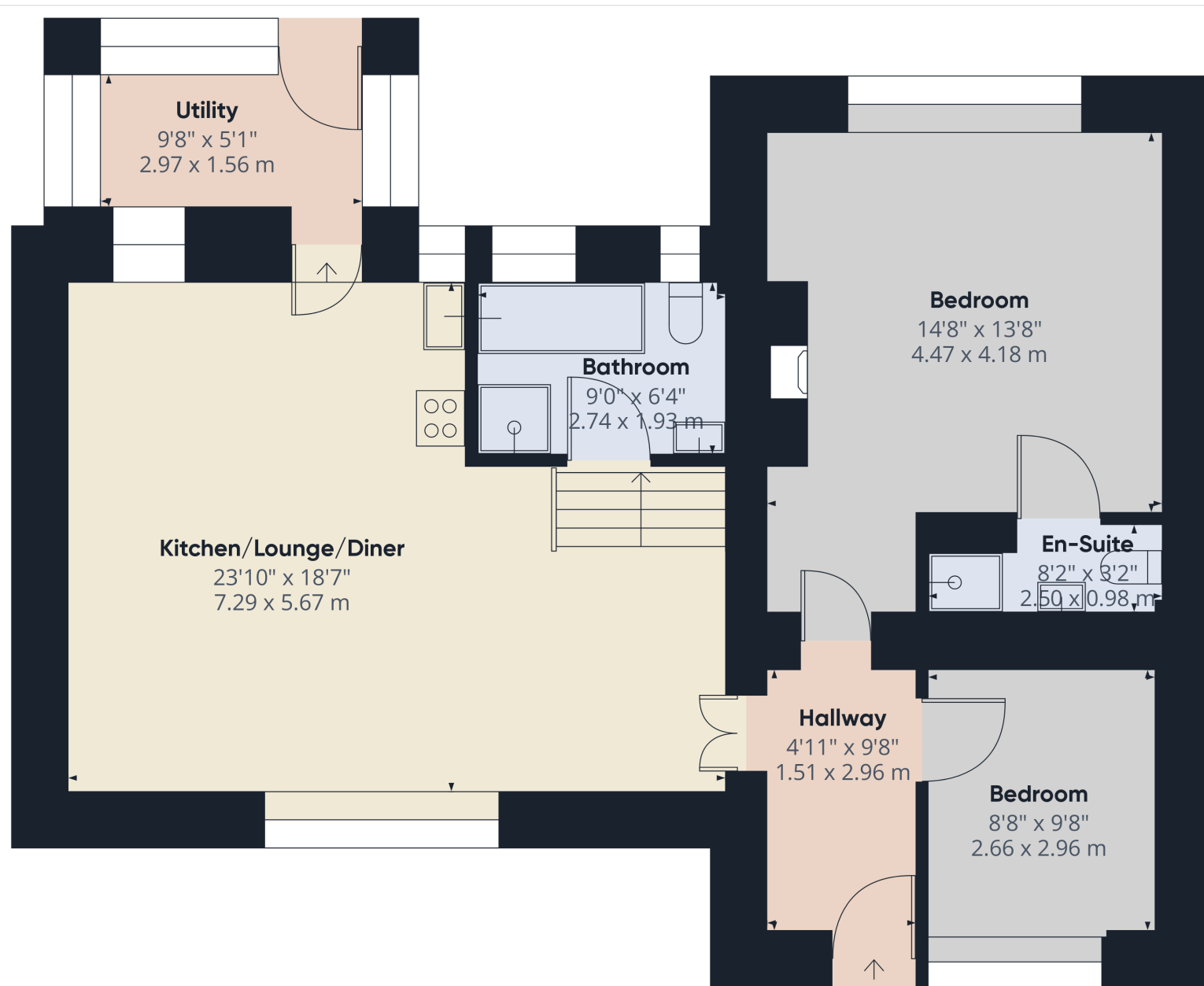
chain.

Building Insurance £339 pa and ground rent £250 pa
EPC E DDC C

Charmouth is a small Dorset seaside village, part of the Jurassic Int. Heritage coast, with a great range of village retail amenities, two pubs and various hospitality outlets. We have a local primary school, library, chemist and GP surgery. Reasonable bus transport connects to nearby Lyme Regis, Axminster, Bridport and further. Train services at Axminster connect to London Waterloo or Exeter. Regional airports are at Exeter, Bournemouth and Bristol.

Directions: From the centre of the village, go east toward the A35 and Bridport, turning left after Manor Farm to Wooton. Turn first right before the pillars to The Manor at Lower Catherston Road and proceed to the end. The driveway for No2 is virtually ahead of you.

the location...



Approximate total area⁽¹⁾

901.19 ft²
83.72 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.

GIRAFFE360