



Larus Lea

Westcliff Road, Charmouth, Dorset

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A contemporary detached five-bedroom property, set in an elevated position with exceptional sea views

An impressive modern family home featuring high quality fixtures and fittings alongside neutral décor throughout providing elegant and light-filled accommodation. The property sits on the fringes of a sought-after West Dorset village, near to local amenities, and enjoys superb far-reaching views over the World Heritage Jurassic coastline and Lyme Bay.



1 RECEPTION ROOMS



4 BEDROOMS



4 BATHROOMS



DOUBLE GARAGE & STORES



GARDEN & TERRACE



FREEHOLD



COASTAL EDGE-OF-VILLAGE



2,217 SQ FT



£1,500,000

The property

Larus Lea is a beautifully presented family home with blue lias stone frontage, offering more than 2200 sq foot of immaculate and flexible accommodation. Remodelled internally and externally by the current owners, the accommodation is arranged in an interesting configuration, ground, mezzanine, first floor, second floor, providing excellent family and entertaining space to maximise the stunning sea views. The reception hall leads through to the first en-suite bedroom, panelling conceals wardrobes and storage space. Access is also gained to garage and utility room which includes WC, airing cupboard and further generous store rooms.

Stairs lead from hallway to the second en-suite bedroom on mezzanine level, further stairs emerge onto generous landing with second WC and access to third en-suite bedroom with sliding doors opening onto rear garden, separate study with coastal facing views. A sliding door reveals an impressive vaulted living space comprising kitchen, dining and sitting areas. The contemporary kitchen has a range of wall

an base units including a large central island allowing friends and family to gather for cooking and socialising. In addition to the island there are generous working surfaces, with adjoining utility room. The remaining space containing a modern free standing wood burning stove, is flexible and can be configured to personal preference. Three large sliding doors allow extension of the living space onto a 38 ft tiled front aspect terrace with seating and dining areas overlooking the coastal view. Rear French doors lead to the back terrace and garden, with BBQ area, wood and garden store.

Additional stairs from the landing reach the vaulted principal en-suite bedroom with fitted storage, large sliding doors with views across to Golden Cap.











Outside

Occupying an elevated position behind low-level walling and having plenty of kerb appeal, the property is approached over a tarmac driveway providing private parking and giving access to the integral double garage. There is a small area of well-maintained lawn at the front of the property while the enclosed garden to the rear is laid mainly to lawn and features a 15 ft garden store and a large, paved terrace providing ideal space for entertaining and al fresco dining. The extensive terrace accessible from the ground floor provides further excellent entertaining space with far reaching coastal views.

Location

Sitting on the mouth of the River Char in an Area of Outstanding Natural Beauty, Charmouth is an unspoilt seaside village with a Jurassic coastline awarded UNESCO World Heritage Site status, a Blue Flag beach and amenities including a newsagent/general store, bakery, hairdresser, GP surgery, library, two pubs, a tennis court, playing field and park and primary school, the whole surrounded by National Trust

countryside. For those who enjoy walking, cycling and equestrian pursuits, the surrounding countryside and coastline provide superb recreational opportunities. The historic resort of Lyme Regis is just 3 miles away and offers further shopping, restaurants, the famous Cobb harbour, sailing, a theatre and golf club. More extensive amenities can be found in Bridport which offers diverse shopping, pubs, restaurants, twice weekly markets and entertainment venues. Axminster and further afield, Exeter provide a further extensive range of amenities. Communications are excellent: the A35 gives access to Exeter and major traffic routes including the M27, M3, M5 and motorway network, Axminster station (6.1 miles) offers mainline services to London Waterloo and Exeter Airport provides an ever-increasing number of domestic and international flights.



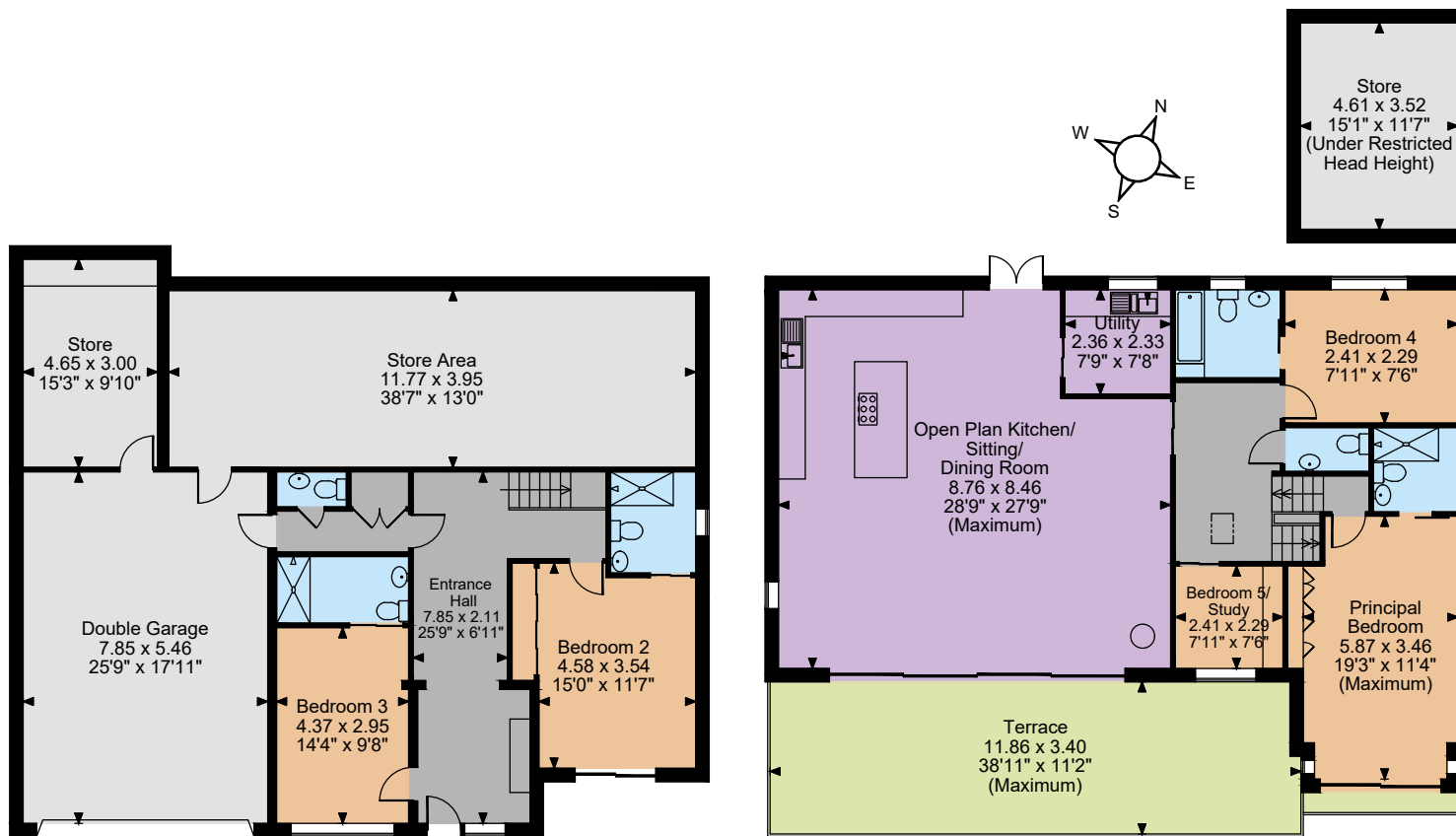
Distances

- Charmouth centre 0.4 miles
- Charmouth Beach 0.5 miles
- Lyme Regis 3.2 miles
- Axminster 5.7 miles
- Axminster Station (London Waterloo 2 hours 42 mins) 6.2 miles
- Bridport 8.0 miles
- Exeter Airport 28.3 miles
- M5 motorway (Junction 25) 29.3 miles
- Exeter 32.6 miles

Nearby Schools

- Charmouth Primary School
- Woodroffe School
- Holyrood Academy
- Perrott Hill School
- Leweston School
- Sherborne Preparatory School
- Colyton Grammar School





Lower Ground Floor

Ground Floor

The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans

House internal area 2,217 sq ft (206 sq m)
Garage internal area 462 sq ft (43 sq m)
Total internal area 2,679 sq ft (249 sq m)
For identification purposes only.

Directions

Post Code DT6 6BG

///what3words: dusty.hazy.canines - brings you to the driveway

General

Local Authority: Dorset Council

Services: Mains gas, electricity, water and drainage.
Gas-fired central heating.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: C

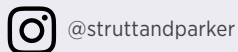
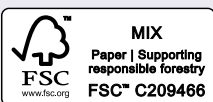
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