



Worrindale







Worrindale, 1 Downside Close

Charmouth, Bridport, DT6 6BH

Village Centre 0.4 mile. Beach 0.8 mile. Lyme Regis 3 miles.

Enjoying stunning sea and coastal views in a sought after coastal village, a very attractive and spacious individual detached chalet split-level home

- Attractive individual split-level bungalow
- Very spacious and versatile 1657sqft
- 2 Reception rooms, garden room
- Easily maintained well stocked gardens, integral double garage
- Rare opportunity – First time on market in 30 years
- Breathtaking sea views to Portland, Stonebarrow and the Marshwood Vale
- 3 Bedrooms, 3 bathrooms (1 en-suite), playroom/occasional 4th bedroom
- Kitchen, utility, cloakroom
- No forward chain
- Freehold. Council Tax Band G

Guide Price £820,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

THE PROPERTY

Worrindale is a very attractive and individual detached split-level home, occupying an elevated position enjoying wonderful sea views along the Jurassic Coast to Portland, Stonebarrow and over Charmouth village to the Marshwood Vale, in a favoured and well established residential area.

It was traditionally built to a high standard in the 1970s, having natural stone elevations and low maintenance PVC fascias. The property has been under the current ownership since 1996 and very well maintained over the years.

The versatile and spacious accommodation is well presented with potential to create a self-contained small annexe, subject to the usual necessary consents. It has been well planned with all of the principal accommodation taking full advantage of the wonderful sea views and design features, typical of its period, include vaulted panelled ceilings to the living room and dining room.

The property features gas-fired central heating with combi boiler, uPVC sealed unit windows/doors, well equipped kitchen with solid oak fronted units, electric double oven, gas hob and space for dishwasher, natural stone open fireplace to the living room, downstairs WC, cavity wall insulation and comprehensive fitted furniture to the principal bedroom.

There is also the benefit of good off-road parking/driveway, large integral double garage and easily maintained, well stocked private gardens, together with a wide balcony/terrace taking in the stunning sea, village and country views.

The property offers potential for updating/improvement or complete redevelopment.

The availability of Worrindale onto the open market represents a very rare opportunity.

Viewing is strongly recommended by the sole agent, Stags.

OUTSIDE

The property stands on a private corner plot and there is a long tarmac driveway, with turning and parking facilities, leading to the integral double garage with up and over door, power, light and plumbing for washing machine.

Long full width paved balcony/terrace enjoying the stunning sea, coastal and country views.

Well stocked formal gardens to both sides of the property and to the rear, being well screened, down to lawn together with a wide variety of flower and shrub beds. There is also a pedestrian gate onto the corner of Downside Close and to Old Lyme Road.





SITUATION

Downside Close is a small and peaceful cul-de-sac of individual properties off Old Lyme Road and on the favoured western side of Charmouth. It is very well located within easy reach of the village centre, the beach and open countryside. There are a number of nearby public footpaths giving shortcuts to the beach and the clifftops.

Charmouth is a delightful and very popular coastal village on the Jurassic Coast. It is very well served with excellent village amenities including a newsagents, 2 general stores, baker, hairdresser, chemist, doctors' surgery, library, hotels, public houses and restaurants, there is also a very popular primary school and the village is within the catchment area of the excellent Woodroffe Senior School.

The whole area is designated as being one of outstanding natural beauty (AONB) and the coast has been awarded World Heritage status. Much of the surrounding countryside is either owned or controlled by the National Trust. The thriving market town of Bridport and the historic resort of Lyme Regis are both within easy reach. The nearby market town of Axminster offer mainline rail services to London and the West Country

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 80Mbps.

Mobile phone service providers available are EE and Three for voice and data services inside and outside and O2 and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

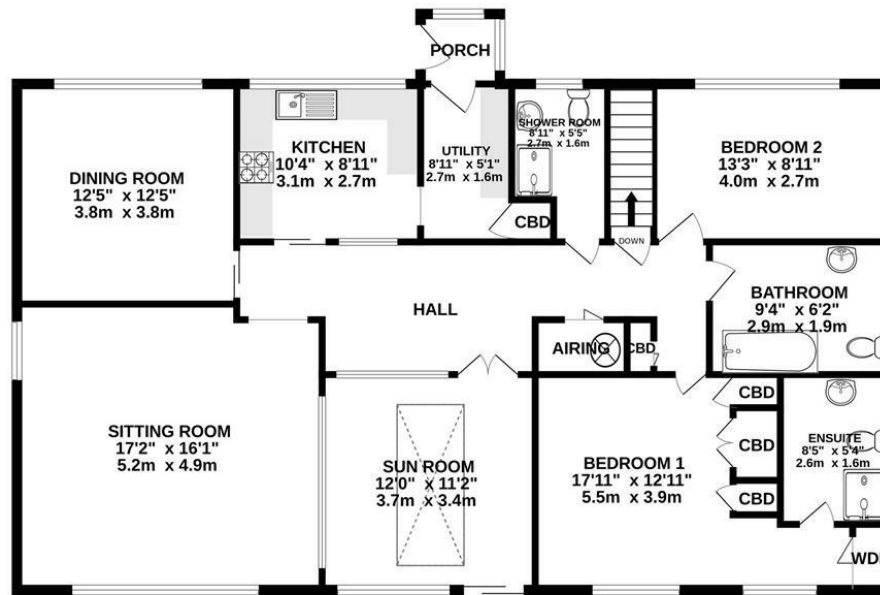
VIEWINGS

Strictly by appointment with Stags Bridport.

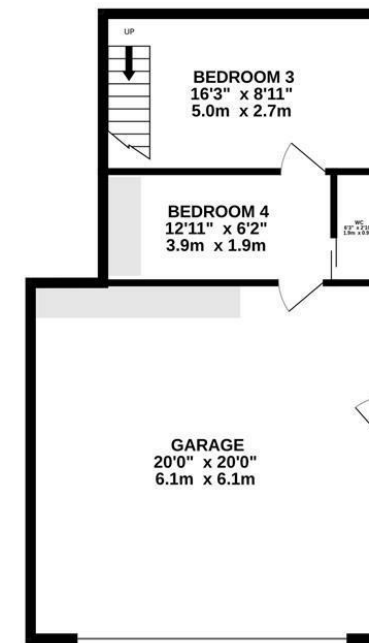
DIRECTIONS

From Bridport follow the A35 west to Charmouth. At the end of the Charmouth bypass take the 1st exit into Charmouth then take the 2nd available right onto Old Lyme Road. Continue for about 0.15 mile and Downside Close is the 1st on the left. Worrindale is the 1st property on the left.

GROUND FLOOR
1414 sq.ft. (131.4 sq.m.) approx.



LOWER GROUND
242 sq.ft. (22.5 sq.m.) approx.



1 DOWNSIDE CLOSE, CHARMOUTH, BRIDPORT, DT6 6BH

TOTAL FLOOR AREA : 1657 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
		EU Directive 2002/91/EC



