

Price reduction

Property: 1 Catherston Manor, near Charmouth

Price now: £420,000

Agent: Fortnam Smith & Banwell, Charmouth 01297 560945

4 bed period home in historic Dorset manor house

Fortnam Smith & Banwell, property sharing estate agent in Charmouth on Dorset's Jurassic Coast, is pleased to offer to the market an extremely spacious period home, part of an historic manor house in a beautiful rural setting at Catherston Leweston near the charming village with its facilities and beaches, at a reduced price of £420,000.



1 Catherston Manor forms part of the western wing of an imposing Grade II Listed manor house with origins dating back to the 14th Century. Converted into seven individual and unusually freehold houses in the 1960's, Catherston Manor sits in an elevated position with well tended communal grounds and stunning coastal views towards Lyme Bay.

1 Catherston Manor boasts large rooms, country and coastal views and a wealth of period features including decorative quarry tiled flooring, wood panelling, marble fireplaces, a feature landing area and stone archways from the original coaching yard. Much improvement has been carried out to the property over the past few years including damp and timber treatments, the installation of gas central heating and the electrics and plumbing updated.

The front door enters into the 18'2" x 12'9" dining hall, with its marble fireplace surround and cast iron inset, Victorian patterned quarry floor tiling, mullion window, coving and ceiling rose. Two steps from here lead up through an archway to the 18'6" x 12'1" sitting room. In the sitting room is an exposed stone fireplace with multi-fuel burner, panelled ceiling, step rising to a higher level with recess and a wide stone archway with doors and side panels opening out to the gardens, patio sitting area and parking area.





A door from the dining hall leads into the kitchen/ breakfast room, fitted with a range of cream-fronted units and Beech effect work surfaces, a large five-ring Zanussi hob, stainless steel extractor, built-in double oven and grill, stainless steel splash backs, a glass-fronted display cupboard, Victorian patterned quarry tiled flooring and double doors to a shelved cupboard housing the recently installed central heating boiler and controls.

The 17'7" x 9'2" reception hall features Victorian patterned quarry tiled flooring, panelling to dado level, an under stairs storage cupboard, radiator with lattice cover and a part glazed inner door leading to the entrance lobby with slate effect laminate flooring, an opaque glazed door out to the shared rear courtyard and a latch doorway to the utility/ cloakroom.

Upstairs, the galleried landing is a distinctive landing area with a high ceiling and moulded coving as well as an archway to an open study/ playroom area with Victorian quarry tiled flooring and an open recess through to a second study/ playroom area. The master bedroom measures 20'2" x 16'3" with a 12' ceiling height. A door recess and three steps rise up to the main area with stripped polished floorboards and a beautiful feature original mullion bay window with some leaded lights and window seats overlooking the countryside to the coast beyond. In the en-suite bathroom is a WC, panelled bath with shower attachment, circular glass hand wash basin and a heated towel rail.



The second bedroom is a large double with a ceiling height of 13'9" and a shower room has a tiled enclosure. The third bedroom measures 16'1" x 9' with a 10'2" ceiling height along with marble fireplace, wash hand basin and mullion window with views over the grounds. The 12'4" x 8'9" fourth bedroom shares a 10'2" ceiling height and boasts a mullion window to the front with countryside views, and the main bathroom is fitted with a white suite.



Catherston Manor is approached along a long shared driveway, which meanders through a wooded area and opens out to the lawned gardens. The house overlooks the former croquet lawn and a garage is integral with the property with a stone arched entrance and a sliding glazed timber door. Access to the garage is across a

wide shared courtyard area to the rear of the property, which has a high retaining wall and woodland above.

The communal gardens are well maintained and provide sitting areas along with other amenities and there is a small and very pretty historic chapel, St Mary's Church, which is situated off the driveway and holds services at certain times of each month.

For further information or to arrange to view 1 Catherston Manor, pop into Fortnam Smith & Banwell at 2 The Arcade on the main road through the village, call 01297 560945 or visit www.fsb4homes.com.

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Photographs are available from bubblepr@mac.com

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