



Thalassa







Thalassa Old Lyme Road

Charmouth, Bridport, Dorset, DT6 6BL

Village Centre 0.3 mile. Beach 0.7 mile. Lyme Regis 3 miles.

A stunning high quality contemporary house enjoying superb coastal/country views in a highly desirable position within the popular village of Charmouth

- Impressive bespoke contemporary house
- Very generous 2418sqft
- 3 Reception rooms
- Double garage, lovely landscaped gardens
- Easy reach of village centre and beach
- Beautiful sea, country and coastal views
- High specification and eco credentials
- 4 Bedrooms, 3 en-suite bathrooms
- In all about 0.37 acre
- Freehold. Council Tax Band H

Guide Price £1,300,000

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THE PROPERTY

Thalassa is a very attractive and highly individual detached, contemporary house, occupying an elevated position some 100 metres above Charmouth beach, giving superb southerly views over Lyme Bay towards Portland (some 25 miles), Golden Cap, Jurassic Coast and Pilsdon Pen to the east, located in probably the most desirable area on Charmouth's west side. It was individually designed and built for the current owners in 2016 and has the benefit of the balance of a 20 year structural warranty.

The house has been very carefully and cleverly planned to take advantage of its very sunny southerly aspect and wonderful views, with generous reversed accommodation together with balcony and two Juliet balconies.

The excellent eco house energy credentials and future-proofing include substantial insulation, triple glazed windows with Argon gas, mechanical ventilation and heat recovery system (MVHR), solar panels (16) with 10kw battery storage and electric charging point. The house has a top EPC rating of A.

The house is appointed to a very high standard. The impressive specification includes underfloor gas-fired central heating (potential for heat pump in the future), ultra-modern and fully equipped kitchen with German quality units and comprehensive appliances (Siemens induction hob, Neff combi oven, convection oven, warming drawer, dishwasher – and also Liebherr refrigerator in pantry area), quality bathroom and shower room fittings, water softener, oak/glazed stairs, oak veneer doors, lift (which will take a wheelchair), quality floor coverings including fitted carpets and Karndean style flooring, plus white vertical blinds to all windows.

The bedroom layout has been carefully thought through with three bedrooms on the ground floor (cooler in summer) and bedroom 4 upstairs with bath/shower room and direct access to the gardens.

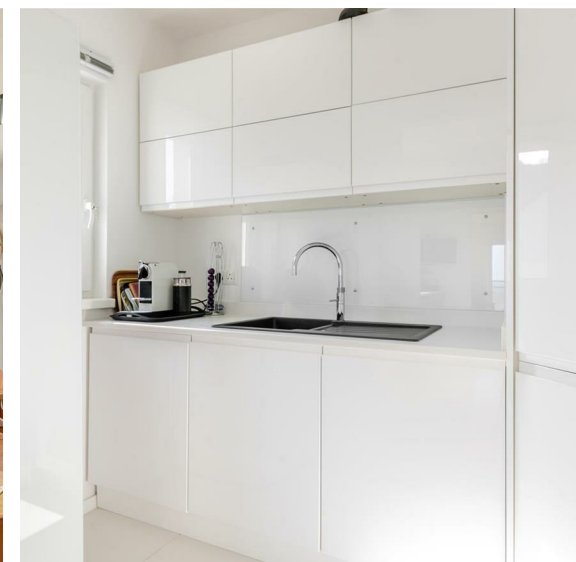
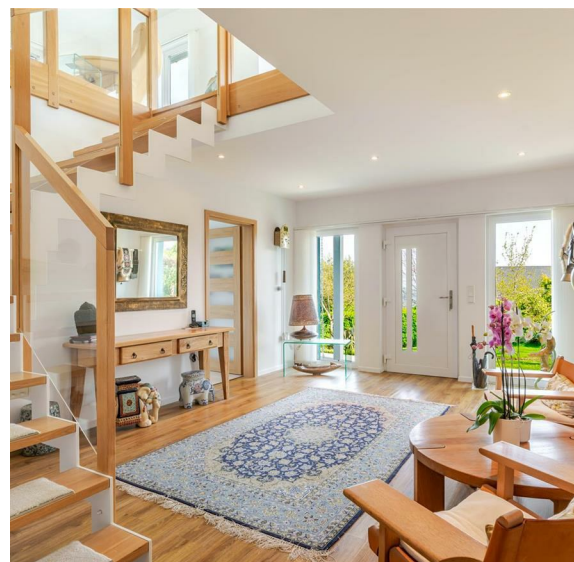
Please refer to the detailed floorplan but the accommodation is arranged briefly as:

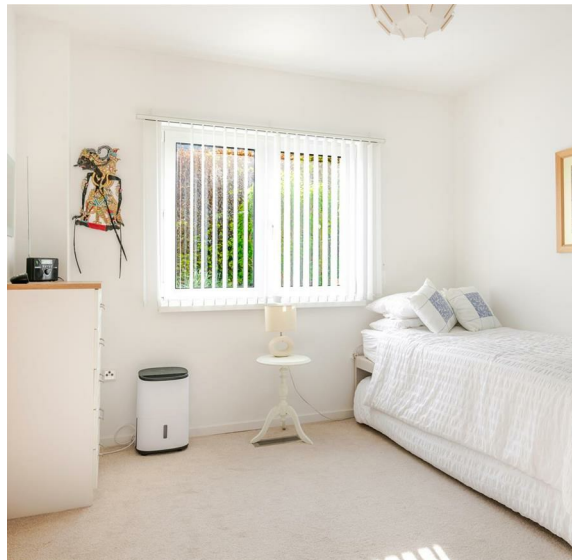
Ground floor – Pillared entrance, reception hall, principal bedroom suite – bedroom with French doors, dressing room/walk-in wardrobe and en-suite wet room, bedroom 2 with French doors, bedroom 3 with en-suite shower room (Jack and Jill doors to bedrooms 2 and 3), utility with Miele washing machine and tumble drier.

First floor - Living room with library area and featuring glass wall panel sculpture by Cornish artist, Jo Downs, large balcony and two Juliet balconies, dining room, kitchen, pantry, rear hall, cloakroom, walk-in fully tiled store, wine store, bedroom 4/study with French doors to external stairs, en-suite fully tiled bathroom.

Outside there are many more excellent selling features with electric gated access (less for security but more for deer-proofing and protecting the roses! Very generous parking and turning facilities, double garage with insulated up and over doors and beautiful landscaped gardens extensively planted with flowering shrubs and trees with paths and garden terraces for sitting areas.

In summary, Thalassa is truly an exceptional coastal home, which is rarely available on the open market and has the added benefit of being offered with no forward chain. Stags are very proud to have been appointed as the selling agents and early viewing is strongly recommended.





OUTSIDE

Thalassa is set well back and screened with hedging, being approached through double gates onto a long driveway leading to a parking and turning area and access to the double garage plus EV charging point.

The gardens have been well thought out, very attractively landscaped and very well planted.

The front garden enjoys wonderful areas of lawn, adjoining sun terrace and interspersed with specimen trees, flower/shrub borders, raised beds, rockery and paved pathways, which extend to the side.

The rear garden features terracing on three levels with seating areas and, again, with a whole number of specimen trees, raised beds and fruit trees with pear, apple and plum. Adjoining the rear of the house there is a large terrace.

The garden is well fitted out with greenhouse, garden store, water taps and power points.

SITUATION

Thalassa is very well situated within a well established residential area/road of Old Lyme Road and on the favoured western side of Charmouth. It is 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 cliff top South West Coast Path. Charmouth is a delightful and very popular coastal village on the Jurassic Coast. It offers excellent above average amenities including a newsagent, general stores, bakery, chemist, doctors' surgery, library, hotels, restaurants and inns plus bus services. There is also a very popular primary school and the village is within the catchment area of two secondary schools – Colyton Grammer and Woodroffe School in Lyme Regis.

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 (rated by the Sunday Times in 2026 as one of the best places to live in the UK) and the historic resort of Lyme Regis (a previous Sunday Times best place to live in the UK winner) are both within easy reach, as is Lyme Regis golf club (some 3 minutes by car). The East Devon town of Axminster offers mainline rail services to London and the west country.

SERVICES

All mains services. Gas-fired central heating. Mechanical ventilation and heat recovery system (MVHR), solar panels with 10kw battery storage, EV charging point.

Broadband - Standard up to 16Mbps and Superfast up to 71Mbps.

Mobile phone service providers available is EE for voice and data services inside and outside and O2, Three 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

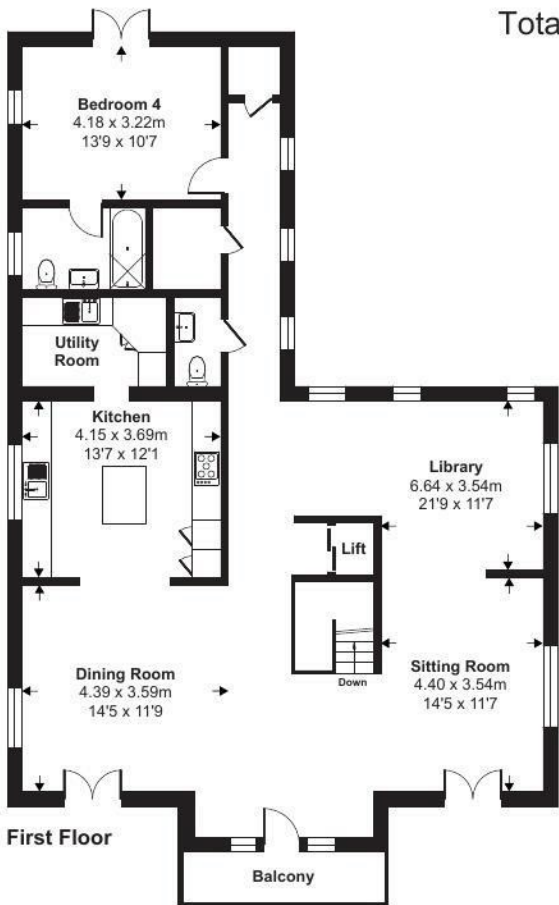
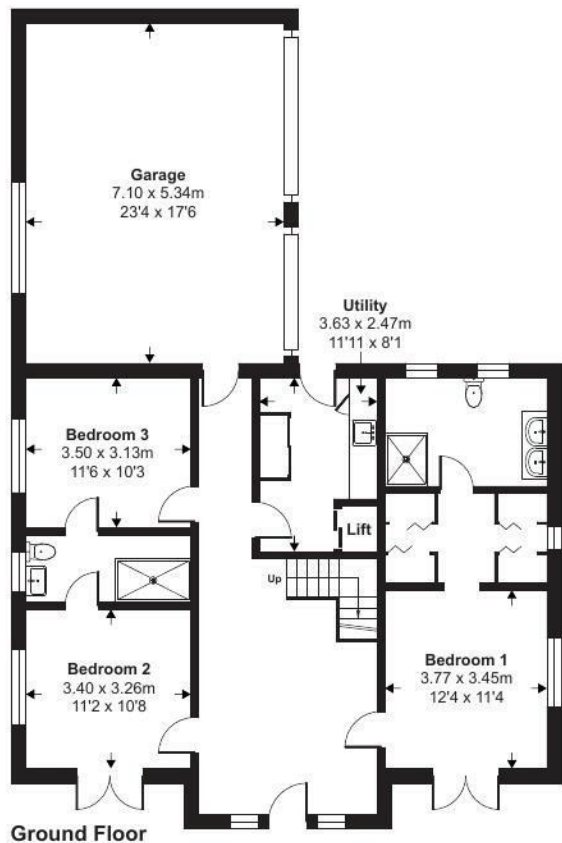
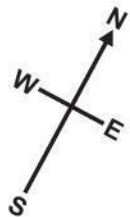
Strictly by appointment with Stags Bridport.

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 1st available right turn by the bus stop and keep left at the fork onto Old Lyme Road. Continue for about 0.2 mile and Thalassa is on the right.

What3Words///veal.hangs.hawks

Approximate Area = 2418 sq ft / 224.6 sq m
Garage = 412 sq ft / 38.2 sq m
Total = 2830 sq ft / 262.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1448537



STAGS

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	92	97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



