



Lane End, Harcombe, Lyme Regis DT7 3RN

welcome to

Lane End, Harcombe, Lyme Regis

Fox & Sons are delighted to bring to the market this stunning detached four bedroom dormer bungalow, set within 3 acres of beautiful formal garden, woodland and paddocks in the sought after rural location of Harcombe.

Driveway

The property is approached via a drive leading down to a timber gated gravelled parking area for numerous vehicles, detached double garage (which is separated as two single garages), feature wall with flowerbeds and additional drainage, paved steps leading down to patio area in front of property and outside lighting

Entrance Hallway

Entered via uPVC door with obscure double glazed insert, uPVC obscure double glazed window to front aspect, tiled flooring, built in storage cupboard, fully working log burner with composite timber effect mantel over, space for armchairs, ceiling light point

Dining Room

11' 2" x 12' 1" (3.40m x 3.68m)
Solid wooden flooring, uPVC double glazed window and door leading through to conservatory, glazed doors leading through to lounge, electric radiator and ceiling light point

Lounge

13' 8" x 20' (4.17m x 6.10m)
Triple aspect room with beautiful views over the gardens, two uPVC double glazed windows to side aspect and one uPVC double glazed window to front aspect, uPVC double glazed French doors leading to large decked area which runs the full length of the property, solid wood flooring, fully working log burner, electric radiator and spotlights

Conservatory

11' 6" x 12' 4" (3.51m x 3.76m)
With uPVC double glazed windows and door leading to side patio, electric radiator and ceiling light point

Kitchen

11' 7" max x 14' max (3.53m max x 4.27m max)
uPVC double glazed window to front aspect, range of wall and base units with worktop over, inset drainer sink, integrated fridge, electric Rangemaster with gas hob and cooker hood over, Karndean flooring, log burner (no flue installed) set within a brick surround, electric radiator and spotlights

Downstairs Cloakroom

uPVC obscure double glazed window to rear aspect, low level WC, vanity sink unit and ceiling light point

Utility Room

Cupboard housing washing machine and tumble dryer, space for fridge/freezer, electric radiator and ceiling light point

Rear Porch

uPVC double glazed panel door leading to decking, loft access hatch and ceiling light point

Inner Hallway

uPVC double glazed window to rear aspect and uPVC double glazed door leading to decking, under stairs storage cupboard, stairs leading up to master bedroom suite, electric radiator and spotlights

Hallway Leading To Bedrooms

Storage cupboard, electric radiator and spotlights

Guest Bedroom

10' 9" max x 11' 7" max (3.28m max x 3.53m max)
uPVC double glazed window to front aspect, electric radiator and ceiling light point

Guest Bedroom En-Suite

uPVC obscure double glazed window to front aspect, walk in shower with tiled surround, vanity





sink unit, low level WC, heated towel rail and spotlights

Bedroom 3

9' 6" max x 11' 9" max (2.90m max x 3.58m max)
uPVC double glazed window to front aspect, electric radiator and ceiling light point

Bedroom 4

9' 6" x 10' 4" (2.90m x 3.15m)
uPVC double glazed window to rear aspect, loft access hatch, electric radiator and ceiling light point

Bathroom

uPVC obscure double glazed window to rear aspect, Jacuzzi style bath with tiled surround, vanity sink unit, low level WC, heated towel rail and ceiling light point

Master Bedroom

13' 7" max x 16' 6" max (4.14m max x 5.03m max)
Two double glazed floor to ceiling Velux windows with balcony style balustrading to the side which takes advantage of the views over the garden, grounds and views beyond, two additional standard double glazed Velux windows to front aspect, built in wardrobes and drawer units and ceiling light point

Walk In Wardrobe

Space to hang clothes and cupboard housing hot water tank

Master Bedroom En-Suite

Double glazed Velux window to rear aspect, walk in shower with rainfall shower head and tiled surround, vanity sink unit, low level WC, under eaves storage, heated towel rail and ceiling light point

Outside Grounds

The land to this property is separated in the way of a formal garden area, woodland area and paddocks

The formal garden is predominantly laid to lawn with interspersed shrubs, flowerbeds, hedging and mature trees to the boundaries. There is a large raised decked area that runs the full length of the bungalow which takes advantage of the countryside views and enjoys a pleasant aspect over the garden and grounds. With the added benefit of patio areas, a pond, timber shed and larger timber workshop with power and lighting (measuring 13' 9" x 12')

Woodland and paddocks comprises two hillside paddocks bordered on three sides by small streams, hedging and fencing, established trees and a large pond

Garage1

9' 2" x 17' 1" (2.79m x 5.21m)
Electric garage door with power and lighting

Garage 2

9' 2" x 17' 1" (2.79m x 5.21m)
Electric garage door with power and lighting



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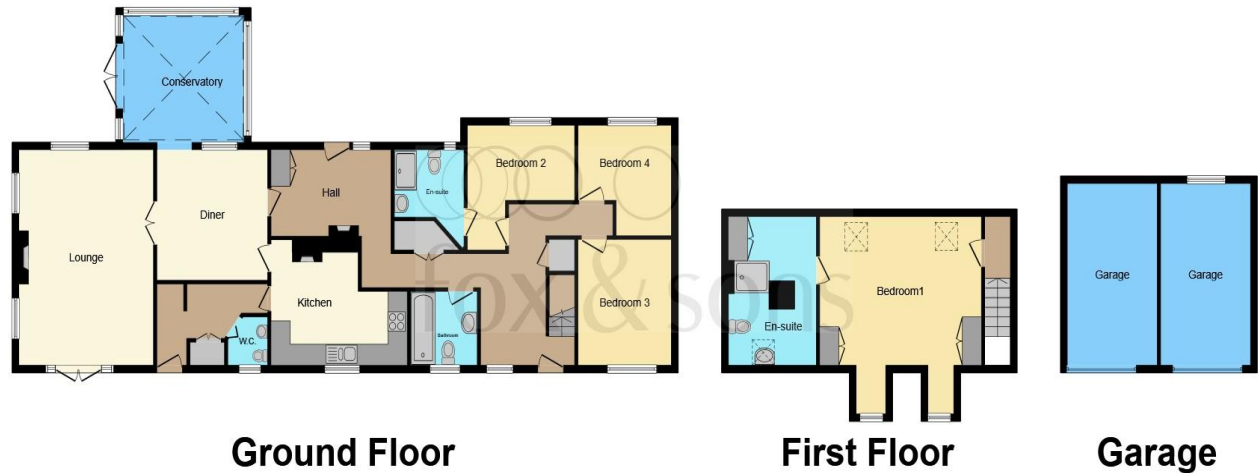
welcome to

Lane End, Harcombe, Lyme Regis

- STUNNING DETACHED DORMER BUNGALOW
- BEAUTIFUL RURAL LOCATION
- COUNCIL TAX BAND F
- FOUR DOUBLE BEDROOMS
- MASTER SUITE WITH VELUX BALCONY WINDOWS, WALK IN WARDROBE & EN-SUITE

Tenure: Freehold EPC Rating: E

£825,000



Total floor area 211.6 m² (2,277 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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