



Highlands







Highlands Greenway

Lyme Regis, Devon, DT7 3EY

The Cobb, Lyme Regis - 1 mile Axminster Station - 5.9 miles

High quality renovated period home with sea views in wonderful gardens nearly half an acre

- Beautifully renovated
- Stunning sea views
- About 0.46 acres (1840 sqm)
- Option for Coach House
- Freehold
- High quality fittings
- Wonderful gardens
- Lots of parking
- Private road
- Council tax band G

Guide Price £1,875,000

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SITUATION

Nestled on the tranquil, private road of Greenway, this beautifully renovated home boasts stunning panoramic views of the Lyme Bay cliffs, stretching past Golden Cap and along Chesil Beach towards Portland.

Lyme Regis, a renowned historic coastal town on the picturesque Jurassic Coast, is celebrated for its iconic Cobb. This charming town offers excellent shopping, business, and leisure amenities, along with both primary and secondary schools. The surrounding area is designated as a National Landscape (formerly AONB), providing easy access to the countryside and the South West Coast Path. Additionally, the nearby market town of Axminster offers convenient mainline rail services to London Waterloo.

DESCRIPTION

Highlands is a substantial detached house built in the 1930s by Caddy, a local builder renowned for crafting quality homes in Lyme Regis. This residence offers spacious, well-proportioned accommodation, uniquely designed with character features such as extensive wall panelling, an impressive staircase, half-timbering on the front elevation, and wide bay windows.

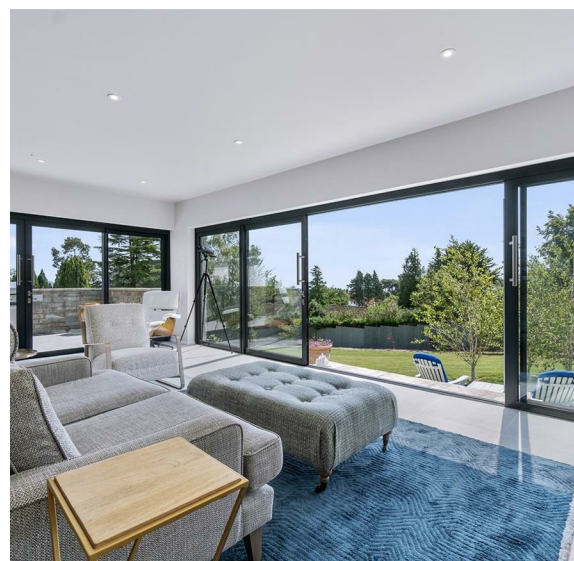
The beautifully presented character accommodation has been meticulously improved, seamlessly blending modern features with high-quality materials, including a premium kitchen, luxurious bathrooms, and A-rated windows.

GARDENS

The stunning south-facing gardens wrap around the house, featuring a vibrant array of plants and strategically placed trees. This beautifully landscaped garden provides a perfect backdrop to the sweeping sea views beyond.

PARKING

Off the private lane, a generous parking and turning area is situated at the front of the house. Well-screened by tall hedges, this space offers a high degree of privacy.





CONVERTED COACH HOUSE

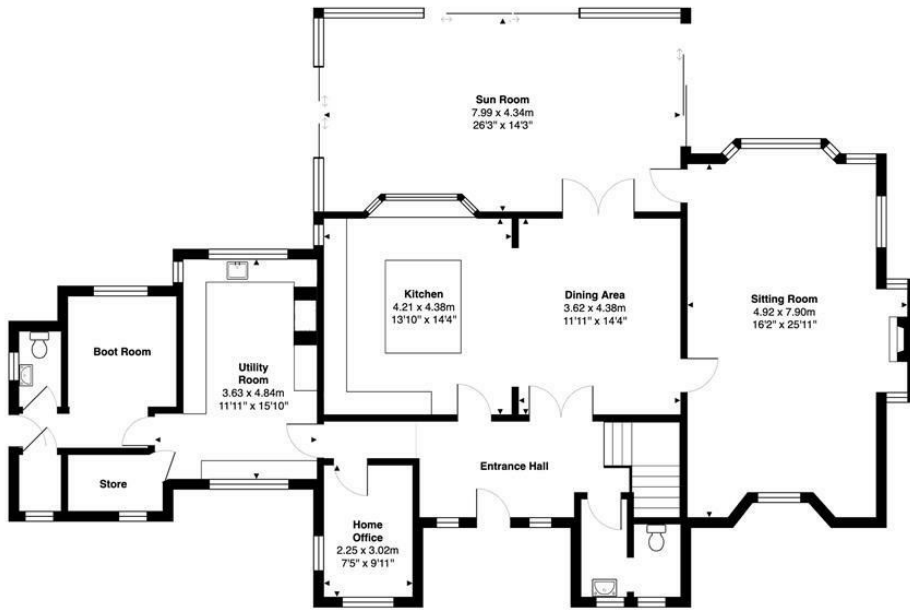
Available at a guide of £375,000. The historic coach house to the house is in the process of being expertly converted into ancillary / additional accommodation providing two further bedrooms, bathroom and open plan living spaces, in keeping with the house, the design provides flexible extra space. The Coach House can have separate access and services.

SERVICES

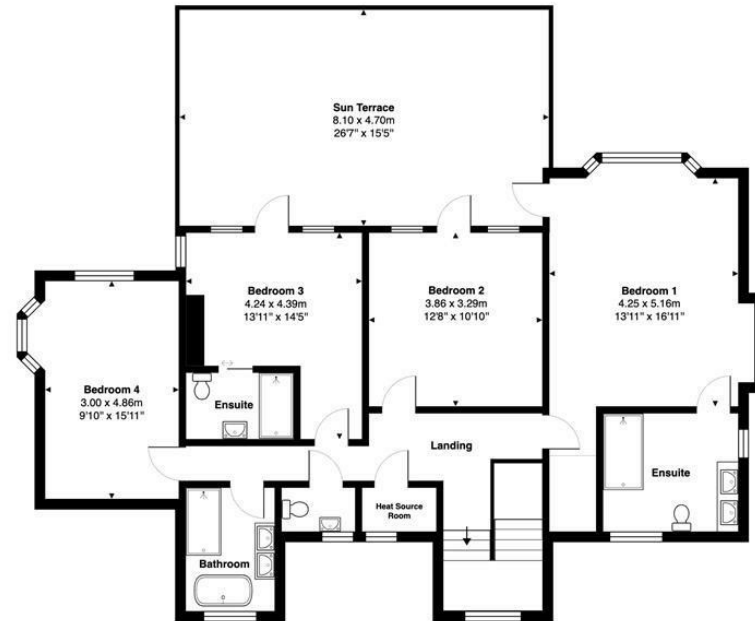
Mains water, drainage, electric and gas. Gas fired central heating. Standard and superfast broadband up to 53 Mbps, mobile coverage likely outside with EE, O2, Three and Vodafone (Ofcom) EPC C



Highlands, Greenway, Lyme Regis, DT7 3EY



Ground Floor



First Floor

Total Area: 318.1 m² ... 3424 ft²

All measurements are approximate and for display purposes only



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	80
EU Directive 2002/91/EC		



