



Toppings, 65 Lyme Road



**STAGS**

# Toppings, 65 Lyme Road

Crewkerne, Somerset, TA18 8HF

Town centre 0.5 mile. Railway Station 1.5 miles. Lyme Regis 15 miles.

A most spacious and greatly extended five bedroom detached house, set in an enviable position on the outskirts of this popular town, with extensive parking and delightful gardens, including heated swimming pool and large summerhouse/studio. EPC Band D.

- Sought after location
- Large Kitchen and Utility
- Five Bedrooms, One En Suite and Family Bathroom
- Large Summerhouse/Studio
- Freehold
- Hallway and Cloakroom
- Three Reception Rooms
- Extensive Parking and Large Private Gardens
- Heated Swimming Pool
- Council Tax Band E

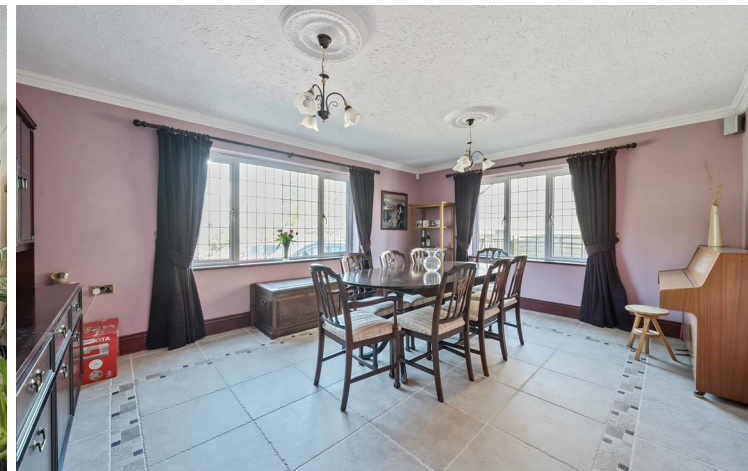
Guide Price £750,000

## SITUATION

Toppings is situated in a convenient location on the southern outskirts of this popular market town, where an excellent range of shopping, recreational and scholastic facilities can be found, there is also a Waitrose supermarket, leisure centre with swimming pool and gym, together with doctors' surgery, hospital and dentist. Situated on the outskirts of the town can be found the mainline railway station to Exeter and London Waterloo.

## DESCRIPTION

Toppings is centred on a spacious detached house which is believed to have been built around 1960 and is of brick and pebbledashed rendered and is contained beneath a tiled roof. Around 2003/4 the property was extended by the current vendor to provide spacious and versatile accommodation over the two floors. The property benefits from uPVC double glazed windows and doors, together with gas fired central heating. Outside the property boasts extensive off road parking and turning, together with attractive private gardens, including large sun terrace, with private lawned gardens, superb summerhouse/studio and at the far end of the garden is an enclosed area with heated swimming pool with a retractable four section roof, together with pool house.



**ACCOMMODATION**

A uPVC glazed door leads to the entrance hall with stairs rising to the first floor with cupboard under and attractive tiled floor. Cloakroom with low level WC and corner wash hand basin. Adjoining snug with window to front and a sealed gas effect fire. Adjoining sun room which is glazed on three sides with patio doors to the rear. Within the heart of the house is a spacious kitchen/breakfast room with views to both the front and rear. This is comprehensively fitted and comprises a 1 1/4 bowl butler sink with adjoining granite worktops, a range of floor and wall mounted cupboards and drawers, integrated dishwasher, space for range style cooker with extractor hood over, large dining area with feature cast iron fireplace with wood surround, together with tiled flooring with under floor heating. Inner hallway with underfloor heated tiled floor. Utility room comprising single drainer sink unit, with mixer taps over, adjoining worktops with a range of cupboards and space and plumbing for washing machine and tumble dryer. Wall mounted Baxi gas fired boiler and tiled underfloor heating. Dining room with views from two aspects and tiled underfloor heating. Sitting room with dual aspect windows and glazed french doors to the rear garden and underfloor heating. Rear porch/boot room with built in cupboards, shelving and coat hooks, together with glazed french doors to the garden.

Landing with airing cupboard with factory lagged cylinder and slatted shelving. Trap access to roof void with aluminium loft ladder, light and fully boarded. Bathroom comprising panelled bath with shower attachment, shower cubicle, pedestal wash hand basin, low level WC, fully tiled floor and walls, heated towel rail. Bedroom one with window to front and built in fitted wardrobes to one wall. En suite bathroom comprising P-shaped bath with shower over, vanity unit and low level WC, together with heated towel rail. Bedroom two with a view to side and walk-in wardrobe, heated towel rail and plumbing for an en suite. Bedroom three with window to rear and walk-in wardrobe with window overlooking the garden and plumbing for en suite. Bedroom four with window to front and built in wardrobe and storage. Bedroom five (formerly two bedrooms) with views from four aspects. This room benefits from two doorways and two radiators and could therefore be easily returned to separate bedrooms.

**OUTSIDE**

Toppings is well protected from the road and is approached through double gates with a large gravelled driveway providing ample parking and turning. There are two lawned gardens with a fine selection of shrubs and bushes, together with a pond, cold water tap and garden lamp. To the side of the property a gated pathway leads around to the rear garden with a large sun terrace and decking area, together with a path leading to a useful garden shed which is connected with power and light and a workbench. The rear gardens are laid mainly to lawn with a fine selection of shrubs, bushes and trees, along with a pond and a wonderful summerhouse/studio measuring 18'3 x 13'6 which is double glazed and approached through glazed french doors and is connected with power and electric. At the far end of the garden is an enclosed section which houses the swimming pool which measures approximately 23'9 x 13'3 with a four section retractable roof. The pool has not been used for a couple of years and will require a service. It benefits from a fully paved surround, summerhouse/changing room and pool house housing the boiler and pump.

**VIEWINGS**

Strictly by appointment with the selling agents, Stags, Yeovil office. Telephone 01935 475000.

**SERVICES**

All mains services are connected.  
Gas fired central heating.  
Broadband Availability : Standard and Superfast (Ofcom)  
Mobile Availability : Three, O2, EE and Vodafone (Ofcom)  
Flood risk status : Very low risk

**DIRECTIONS**

From the centre of Crewkerne head south out on the B3165, Lyme Regis road. Continue over the mini roundabout and Toppings will be seen on the left hand side, clearly identified by our For Sale board and before Maiden Beech Academy.



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		
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	Current	Potential
	68	79
England & Wales		
EU Directive 2002/91/EC		

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Approximate Area = 3072 sq ft / 285.3 sq m  
Summer House = 204 sq ft / 18.9 sq m  
Total = 3276 sq ft / 304.2 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 2025. Produced for Stags. REF: 1265342



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