

# FORTNAM SMITH & BANWELL



**DETACHED THREE BEDROOM HOME**

**DESIRABLE LOCATION**

**ROOF TERRACE**

**SUPERB SEA & COASTAL VIEWS**

**GOOD SIZE GARAGE & PARKING**

**LARGE GARDEN & TERRACE**



**Pennard, Somers Road, Lyme Regis, Dorset, DT7 3EX**

**Guide Price £795,000**

**Situated in a desirable cul-de-sac this individual detached home sits in a generous corner plot with lovely sea, coastal and rural views.**



Situated in Somers Road a desirable residential cul-de-sac on the western side of the town this detached home was believed to have been built as the headmaster's house for Woodroffe School. Standing in a generous corner plot with landscaped gardens, decked terrace, parking and patio this individual home with all of the principal rooms having lovely views, briefly comprises: Entrance Hall. Cloakroom. Dining Room. Living Room and a kitchen/breakfast room with a utility area. On the first floor there are two double bedrooms, a family bathroom and a study area opening to a sunny roof terrace. On the second floor is an impressive principal bedroom with Velux windows and an en-suite shower room.

Externally a driveway provides parking for several vehicles and leads to an attached good size garage/workshop.

Situated at the heart of the Jurassic Coast a UNESCO world heritage site Lyme Regis is a popular seaside town famed for its many historical connections, character buildings and its iconic Cobb harbour. It is considered quite unspoilt though it has many of the shops and facilities one could require. The Old Town with its narrow streets is home to several galleries, restaurants and The Old Mill with its award winning brewery. Leisure facilities include a local theatre, sailing, power boat and gig clubs, local football, cricket and bowls teams and a cliff top golf course. Lyme Regis lies approximately 5 miles from the market town of Axminster which has a mainline rail connection to London Waterloo. Taunton and Exeter provide access to the M5 with the latter having its own regional airport.



### The accommodation, with approximate measurements, comprises:

Arched front entrance door with decorative coloured stained glass panel. Opens to:

#### ENTRANCE LOBBY:

Quarry tiled floor.

#### HALL:

Stairs rising to the first floor. Under stair storage cupboard. Central heating radiator.

#### CLOAKROOM:

Fitted white suite comprising: WC and inset wash basin with cupboard below. Radiator. Tiled floor. Obscure uPVC double glazed window.

#### DINING ROOM : 14' 3" x 12' 8" (4.34m x 3.86m)

uPVC double glazed window overlooking the terrace and garden with superb views over the town to the sea and coastline. Fire surround with contemporary style electric fire. Radiator. Television point. Door to:

#### LIVING ROOM: 14' 6" x 11' 0" (4.42m x 3.35m)

Triple aspect with uPVC double glazed windows and doors that open to the garden. Excellent views. Laminate wood floor. Wall lights. Radiator.

#### KITCHEN/BREAKFAST ROOM: 20' 0" x 10' 6" (6.09m x 3.20m)

Double aspect with uPVC double glazed windows to the front and uPVC double glazed doors opening to the rear garden with views through the Lim Valley and to the sea and coast. Fitted with a modern range of light oak fronted units comprising: base cupboards, deep pan drawers, wall cupboards, glass fronted illuminated display cupboards and pull out larder unit. Work surface with tiled surrounds. Inset circular sink and drainer with mixer tap. Four ring Bosch electric hob with stainless steel extractor hood above. Fitted Bosch electric double oven and dish washer. Recess housing large fridge. Tiled floor. Recessed spotlights. Radiator Door to:

#### REAR LOBBY:

Utility spaces with room for washing machine and tumble dryer. Fitted cupboards and shelving. Connecting door to garage. FIRST FLOOR:

#### LANDING:

uPVC double glazed window. Over stairs storage cupboard. Airing cupboard housing factory lagged hot water tank and slatted shelving. Doors to:

#### BEDROOM TWO: 12' 9" x 10' 9" (3.88m x 3.27m)

Double aspect with uPVC double glazed windows with views over the Lim Valley, town, sea and coastline. Radiator.

#### BEDROOM THREE: 11' 0" x 9' 10" (3.35m x 2.99m)

uPVC double glazed window with excellent views. Fitted with a range of built in wardrobes with hanging rails, shelving and drawers. Radiator.

#### STUDY AREA

Fitted with desk and shelves. Radiator. uPVC double glazed door opening onto the south facing roof terrace with stunning views along the coastline. Stairs to bedroom one.

#### BATHROOM:

Fitted white suite comprising: wash basin, WC and panelled bath with Mira shower and glazed screen. Wall cupboard, shelves and mirror with light above. Extractor fan. Heated towel rail. Obscure uPVC window. Stairs rise to:

#### BEDROOM ONE: 17' 8" x 10' 4" (5.38m x 3.15m)

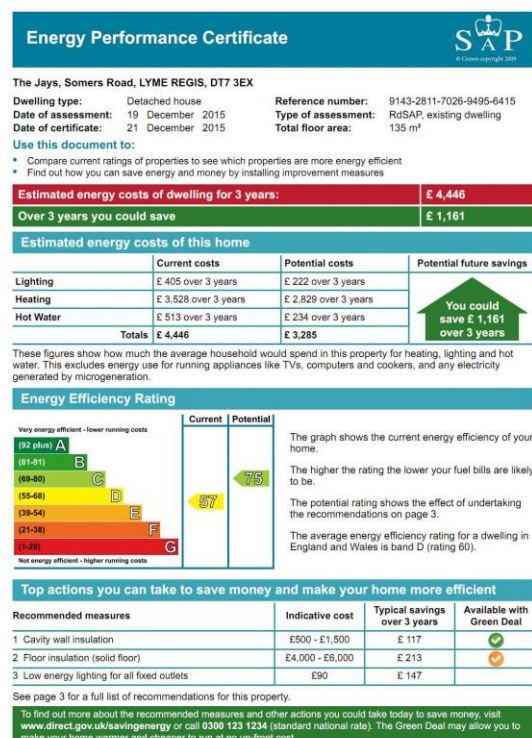
Impressive second floor master suite with velux windows giving stunning far reaching views through the Lim Valley and eastwards along the West Dorset coastline and across Lyme Bay to Portland. Velux Cabrio balcony window feature port hole window. Built in wardrobe with mirror fronted doors. Radiator. EN SUITE: fitted with a white suite comprising: WC, wash hand basin and curved glazed shower. Heated towel rail. Recess with shelves. Velux windows. Access to eaves storage throughout.

#### OUTSIDE:

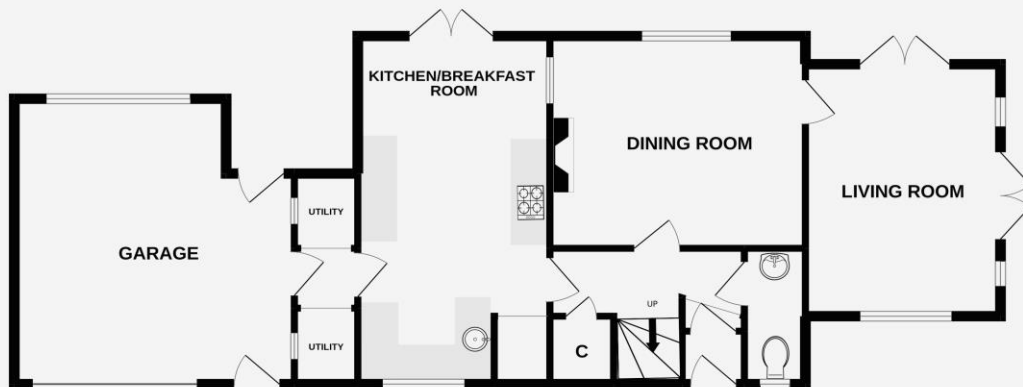
The property is approached via a timber five bar gate. The driveway and open area adjacent to the garage provides parking for several cars and potential space for a boat or trailer. GARAGE: 16'3" X 15'4" (4.95m X 4.67m) Fitted with a remote electric up and over door. A wide garage providing space for storage. uPVC double glazed window and door to the rear garden. The gently sloping front lawned garden is enclosed by mature Beech hedging with shrub beds and borders, extends to the side of the house. This area provides a sunny paved patio, raised beds and productive greenhouse. Along the rear of the house a pathway opens onto a timber deck from which wonderful views can be enjoyed. The lower lawned garden is enclosed by timber fencing and mature hedging with shrub beds and borders with an attractive water feature. A timber summerhouse sits at the lower end of the garden.

#### SERVICES:

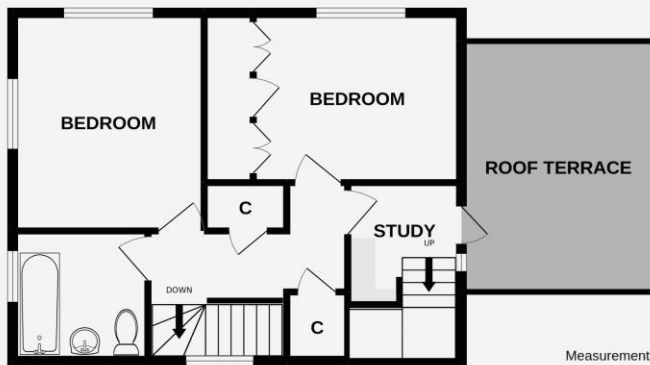
All mains services are connected. Gas fired central heating. Council tax band F



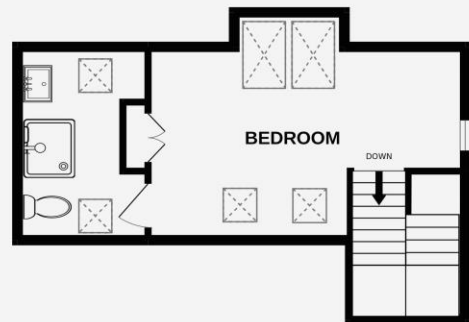
### GROUND FLOOR



### 1ST FLOOR



### 2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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