



Cleveland, Lyme Regis
£1,250,000

FORTNAM
SMITH & BANWELL



Cleveland is a stylish and spacious contemporary home, beautifully presented with superb views to the sea and West Dorset coastline.

Cleveland
Pound Street
Lyme Regis
DT7 3JA

- **Stylish contemporary Home.**
- **Excellent location.**
- **3 Reception rooms and study.**
- **4 Double en suite bedrooms.**
- **Oak flooring and doors.**
- **Terrace and sea views.**
- **Workshop and parking.**

This stunning family home occupies an elevated corner location situated close to the town's shops and facilities, and a short walk through the delightful Langmoor Gardens to the seafront and historic Cobb Harbour.

In recent years Cleveland has been extended with the property having been subject to a program of quality improvements to creating this substantial, flexible and stylish home.

The accommodation provides four double bedrooms with luxury en suites, and approached via an oak and glass staircase is the impressive principal suite with glazed folding doors opening to the private garden.

The family room could potentially provide an additional bedroom or alternatively, a useful games room or study.





The sitting room with its modern inset gas fire, opens to the dining room and through to the superb living room with its high ceiling, picture windows and door opening onto the sunny terrace from which there are fantastic views out over Lyme Bay and along the Jurassic coastline.

The bright kitchen which opens to the dining room is fitted with a comprehensive range of complimenting oak and cream painted units with granite work surfaces and breakfast bar.

Outside there is parking for five or six vehicles approached via a private cul de sac. Illuminated steps, bordered by raised beds, lead to a block paved terrace and to the half moon grey aluminum external doors.



The terrace from the living and dining rooms provides an excellent sunny position for alfresco dining whilst enjoying views towards the sea. A covered pathway extends to the rear of the property to a sheltered decked courtyard adjacent to the kitchen.

From the downstairs principal bedroom suite, glazed doors open to a private enclosed courtyard garden with natural stone walls and well stocked borders.

There is parking for several vehicles to the front the property and access to the garage/workshop with an adjoining storeroom and cloakroom.



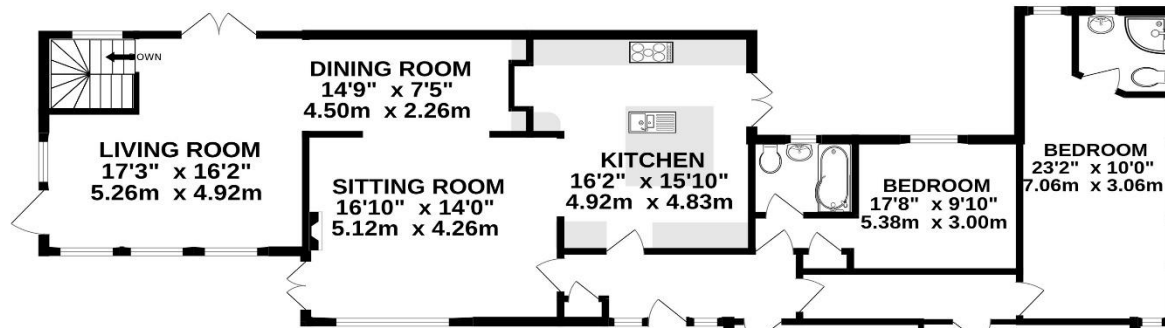
Situated at the heart of the Jurassic Coast, a UNESCO world heritage site, Lyme Regis is a popular seaside town famed for its many historical connections, character buildings and its iconic Cobb harbour. It is considered quite unspoilt though it has many of the shops and facilities one could require.

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.

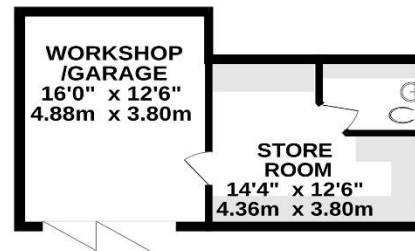
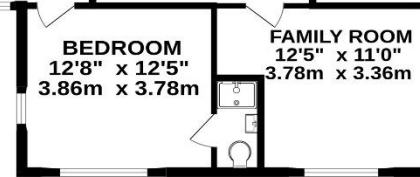
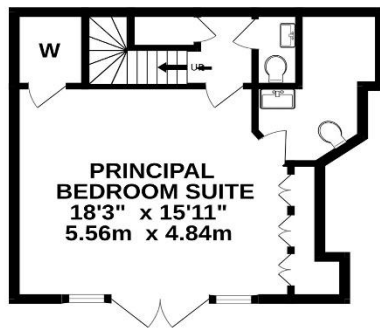




GROUND FLOOR



LOWER GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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. Locally there are primary schools in Lyme Regis and Uplyme along with the respected Woodroffe secondary School and nearby Colyton Grammar School.

EPC RATING C
 COUNCIL TAX BAND G

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