



***Rivendell***  
***Sidmouth Road***  
***Lyme Regis***  
***£1,350,000***

FORTNAM  
SMITH & BANWELL



## A SUBSTANTIAL AND VERSATILE DETACHED FAMILY HOME WITH LOVELY SEA VIEWS AND A LARGE SOUTH FACING GARDEN.

*Rivendell  
Sidmouth Road  
Lyme Regis  
DT7 3ES*

- **DETACHED FAMILY HOME**
- **FOUR DOUBLE BEDROOMS**
- **LARGE LIVING ROOM**
- **GROUND FLOOR BEDROOM + SHOWER**
- **SEA VIEWS & A LARGE GARDEN**
- **GARAGE, STUDIO & WORKSHOP**

Built in 1934 this individual residence with Art Deco features, sits in lovely south facing park-like gardens extending to approximately 0.7 acre. The property is approached from the popular Sidmouth Road over a double entrance driveway which provides parking and access to two bays ideal for boat or caravan storage. There is a detached single garage with an external staircase leading to the versatile studio room above with its own cloakroom.







Timber double gates open to a courtyard and the rear garden. The large workshop (22' x 15'10") fitted with double doors, light, power and cloakroom was built in 2009 to residential standards and could potentially be converted to provide a self-contained bungalow annex (subject to any required consent being obtained).

The sunny rear garden is a particular feature of this property and boasts a productive vegetable plot, small orchard, greenhouse, garden shed, delightful shepherds hut and extensive lawns interspersed with flower beds, mature trees and an attractive wildlife pond.

The family friendly accommodation with sea and coastal views from the south facing rooms comprises:- An elegant reception hall with an Afronesia hardwood floor, staircase and galleried landing above. A large double aspect living room with an original Art Deco fireplace



housing a wood burner and patio doors opening to the rear garden. The spacious dining room has a bay window looking over the rear garden. An additional room with doors to the garden and a neighbouring recently updated shower room would make an ideal ground floor bedroom, second sitting room or study. The kitchen is fitted with a range of modern Ikea units and a central island, an electric fan oven and gas hob.

A twin oven gas fired Rayburn has a separate independent boiler which operates the central heating system. The adjacent utility room has provision for a washing machine, tumble dryer and freezer. On the first floor there is a recently installed family bathroom with a modern luxury suite comprising a bath and separate shower. The principle bedroom boasts a recently updated stylish en-suite and patio doors opening on to a south facing balcony with a wonderful outlook over the garden and views to the sea, Golden Cap and along the coast to Portland.



The property is fitted (2003) with 2KW of solar panels producing a regular income whilst reducing energy costs.

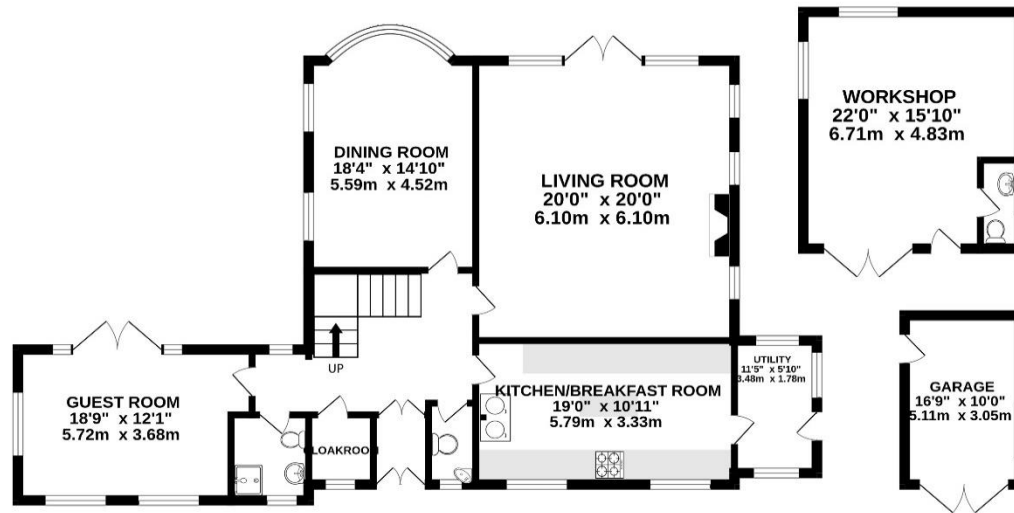
The West Dorset town of Lyme Regis sits at the heart of the renowned Jurassic Coast, a UNESCO World Heritage Site famous for its fossils and beautiful coastline. The town with its popular beaches, seafront and iconic Cobb Harbour has bustling streets which are home to a wide variety of interesting galleries, independent shops and restaurants.

Leisure facilities include a thriving local theatre, sailing, power boat and gig clubs as well as local football, cricket and bowls teams and a cliff top golf course. Locally there are several excellent schools including The Woodroffe School and Colyton Grammer. The nearby market town of Axminster has a mainline rail link with regular services to Exeter and London Waterloo.

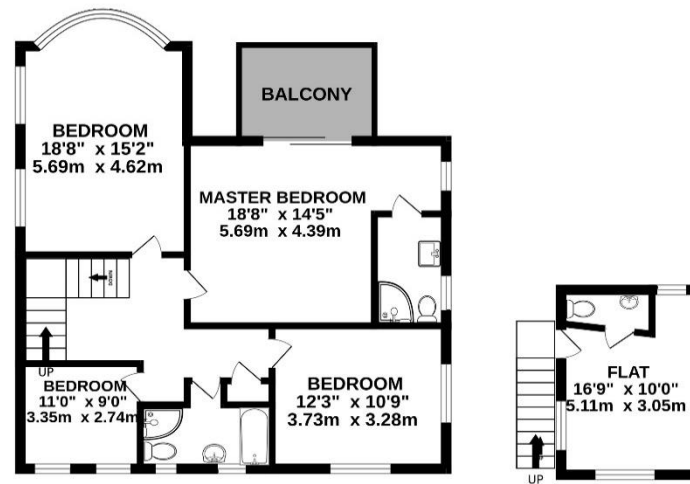




GROUND FLOOR



1ST 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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