



Routeburn House

Coram Avenue

Lyme Regis

Dorset

DT7 3QY

FORTNAM
SMITH & BANWELL

£1,100,000

DETACHED CONTEMPORARY HOME

PANORAMIC SEA VIEWS

REVERSE LEVEL DESIGN

TWO BALCONIES & GARDENS

IMPRESSIVE LOUNGE

KITCHEN/DINING ROOM

PRINCIPAL ENSUITE BEDROOM

THREE FURTHER BEDROOMS

GARAGE & PARKING

NO ONWARD CHAIN

An individual contemporary style home situated in a highly desirable location with superb sea and coastal views.

Standing in an elevated position with a sunny aspect and stunning panoramic views across Lyme Bay and along the glorious West Dorset Jurassic Coastline, Routeburne House is situated in Coram Avenue, a highly desirable residential location close to the town centre, seafront historic Cobb harbour and the South West Coast path.

Completed in 2005, this individual contemporary style home was constructed to a bespoke New England design for the present owners. Finished with painted timber clad and rendered elevations under a cement slate roof the house has been cleverly designed with reverse level accommodation to take advantage of the excellent views.

An entrance porch and Oak front door with a glazed side panel open to the hallway with Oak flooring, cloaks hanging recess, cupboard housing the hot water cylinder and a useful utility cupboard housing the Vaillant gas boiler and space and plumbing for a washing machine and tumble dryer. On the ground floor, there are four double bedrooms, three having sliding patio doors opening onto the lower decked balcony. The principal bedroom has sea views and patio doors to the balcony, built in wardrobes and a fully tiled ensuite with a Travertine stone floor and a modern white suite comprising both a bath and corner shower, wall mounted basin and a WC with a concealed cistern. Bedrooms two and three have sea views and patio doors to the balcony with bedroom four having a side aspect. Completing the ground floor accommodation is a modern shower room with a large fully tiled shower, wall mounted basin and WC.

From the hallway an Oak staircase with recessed wall lights rises to the stylish and spacious living accommodation on the first floor.

The impressive triple aspect lounge is a particular feature of this home with its high vaulted ceiling and exposed timbers. Two sets of sliding patio doors open onto the balcony from which there are panoramic views over the town across Lyme Bay to Portland and along the beautiful Jurassic Coastline. A further set of patio doors open to the rear decked garden. A central fireplace with book shelves to the rear houses a wood burning stove set on a slate hearth. To one corner of the room is a cloakroom and WC.

Oak flooring extends from the lounge through pocket doors to the Kitchen/Dining room. Again, with a triple aspect there are patio doors to the rear, an oriel window and bi fold doors to the balcony having extensive views.





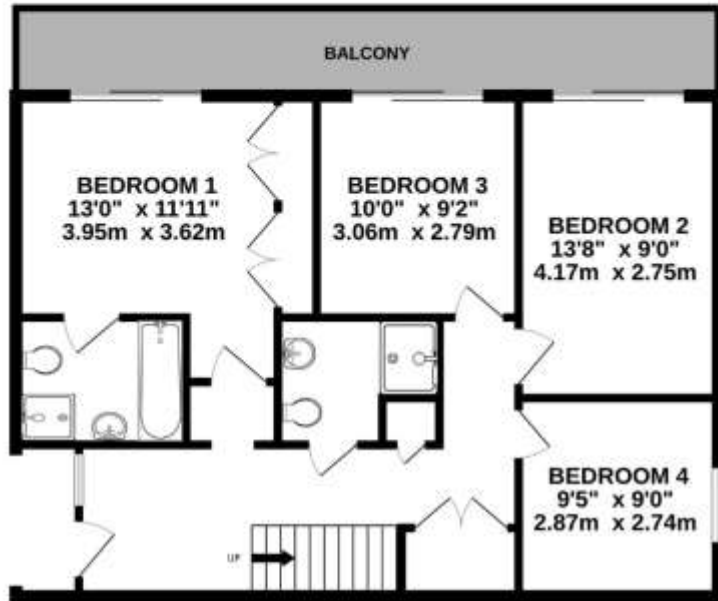
The kitchen is fitted with a range of bespoke painted units comprising base cupboards and drawers with matching wall cupboards and shelving. Solid Oak work tops, with an inset stainless steel twin bowl corner sink extends to a breakfast bar. There is an integrated electric double oven with an inset ceramic hob and extractor hood above. There are appliance spaces for a dishwasher, fridge and freezer. A loft hatch provides access to the roof space above the kitchen.

Externally there is parking for 3/4 cars and a detached single garage fitted with light and power. Illuminated steps and path lead alongside the landscaped front garden to the front entrance door. A pathway extends to the side of the house with steps to the rear of the property. The sheltered rear garden comprises of a large timber deck which enjoys the late afternoon and evening sun. A door way below the lower balcony provides access to a low storage area beneath the property.

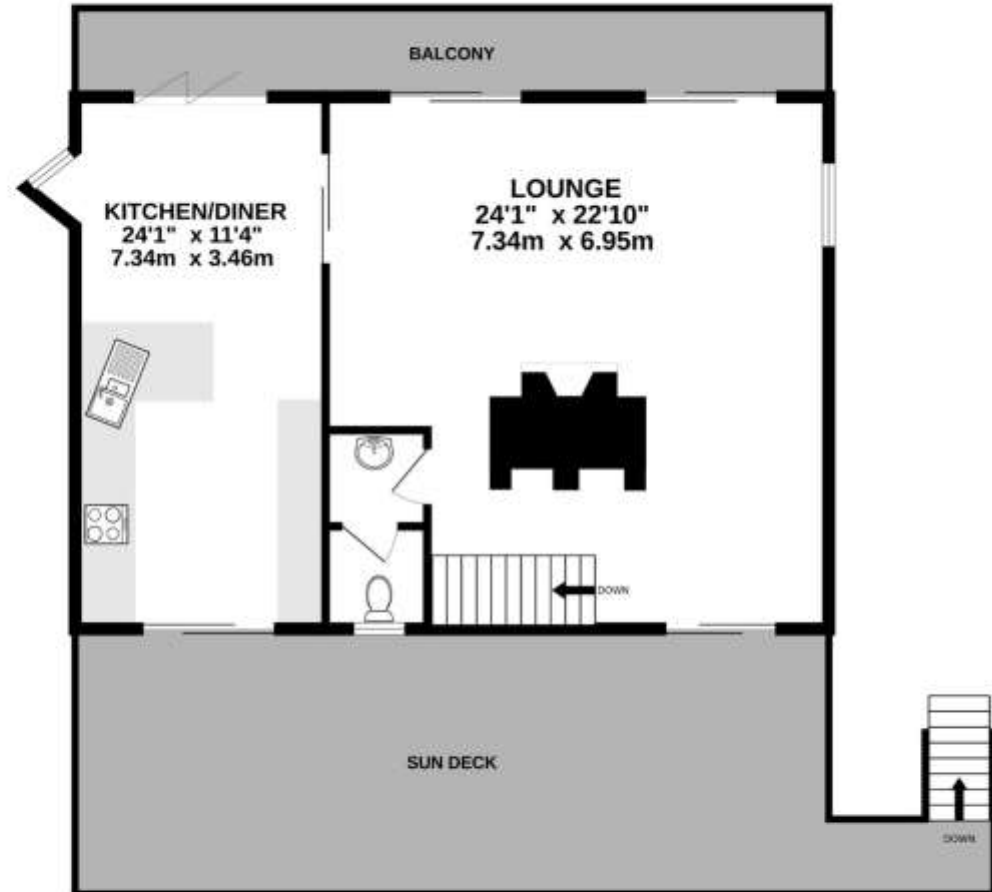
The property is in a highly desirable position, in the charming town of Lyme Regis. The town is situated in the Dorset Area of Outstanding Natural Beauty on the World Heritage Jurassic Coast. There are superb coastal walks including the South West Coast Path and miles of unspoilt countryside to explore. The town has access to a variety of everyday amenities, including high street shops, independent boutiques, cafes and restaurants. There are numerous water-based recreational and sporting facilities such as sailing, power boating, water skiing, diving, paddle boarding, kayaking and sea fishing. The nearby town of Axminster provides a wider range of facilities including local shops, pubs, restaurants, schools, a small hospital, library, Post Office, GP surgeries and a veterinary surgery. Communication links are excellent: the A35 is within easy reach and provides good access to the city of Exeter, and to major traffic routes including the M5. Axminster station, approximately 6 miles away has regular services to London Waterloo. Well regarded schools in the area include St. Michael's Primary School in Lyme Regis, The Woodroffe School and Colyton Grammar.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
793 sq.ft. (73.6 sq.m.) approx.



TOTAL FLOOR AREA : 1513 sq.ft. (140.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note:

Situated on a private road.

Services:

Mains gas, water and drainage. Ultrafast broadband is available. Good mobile network coverage available.

Local Authority:

Dorset Council.

Council Tax Band F.

EPC Rating C.

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property.

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