



6 *Barfleur Rise*

**Woodberry Copse
Lyme Regis
DT7 3QY**

FORTNAM
SMITH & BANWELL

A superbly presented and spacious detached family home with an attached self-contained studio annex, double garage and landscaped gardens.

*ELEGANT RECEPTION HALL.

*STYLISH OPEN PLAN LIVING SPACE WITH KITCHEN, DINING AND SITTING ROOM OPENING TO THE REAR GARDEN.

*LOUNGE AND STUDY (BEDROOM 5).

*BEAUTIFUL FAMILY BATHROOM, SHOWER ROOM AND UTILITY.

*SPLIT LEVEL MAIN BEDROOM WITH A DRESSING ROOM AND STUNNING EN-SUITE.

*GUEST BEDROOM WITH EN-SUITE.

*TWO FURTHER DOUBLE BEDROOMS.

*SELF-CONTAINED STUDIO ANNEX/HOME OFFICE/GYM.

*DOUBLE GARAGE WITH ELECTRIC DOORS.

*SUNNY PAVED TERRACE AND GARDEN.

Completed by Bloor Homes in 2016, this substantial, traditionally built detached home is one of ten private individual properties set in a peaceful cul de sac on the popular Woodberry Copse development.

The property benefits from a 5.4 kW/h solar system with a 13.5 kW/h store battery and a recently installed (April 24) Worcester Bosch boiler.

An electric gate opens to a block paver driveway providing turning and parking space for several cars and access to an integral double garage with twin electric doors.

The covered porch and front door lead to the generous ground floor reception hallway with double doors opening to the lounge with an electric living flame fire. A separate study with an adjacent shower room could, if required create a fifth bedroom.

Stairs rise to the impressive and light open plan living space which extends across the rear of the property. The stylish kitchen is fitted with high quality integral appliances and a comprehensive range of gloss finished storage cupboards and drawers with marble worktops. A central island houses an induction hob with a glass and stainless steel extractor hood.



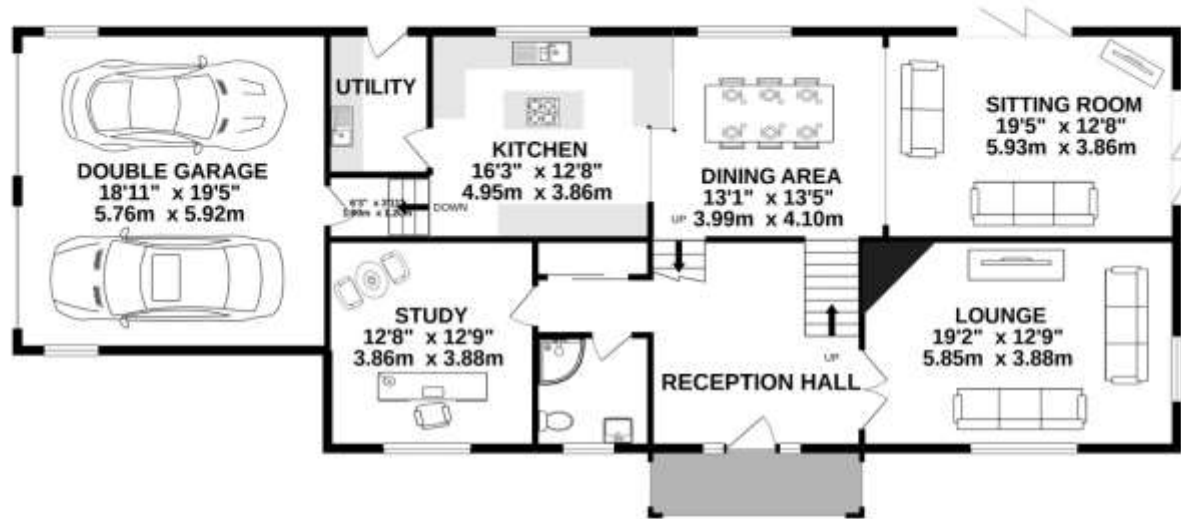


The living space extends through the dining area to a sitting/family room with bi fold doors opening to the terrace and garden. From the first floor landing doors open to a balcony with lovely views over the town, the sea and the Lim Valley.

The beautiful main bedroom sits over two floors with a luxury en suite having a spacious walk in shower, a freestanding bath, twin wash basins and a wc. An adjoining dressing room is fitted with built in wardrobes. There are a further three double bedrooms and a family bathroom with the guest bedroom having an en suite shower room. Externally a sunny south facing paved terrace provides the ideal place for al fresco dining and entertaining. The lawned rear garden is enclosed by railings and mature hedgerow with colourful borders, a vegetable garden and a useful timber store shed.

The West Dorset town of Lyme Regis sits at the heart of the glorious Jurassic Coast, a World Heritage site famous for its fossils and beautiful coastline. The town with its popular beaches and iconic Cobb Harbour boasts a variety of interesting shops, galleries and eateries along with local leisure facilities and excellent schools.

GROUND FLOOR



1ST FLOOR







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. EPC RATING - B. COUNCIL TAX BAND G (House) A (Annex).

Fortnam Smith & Banwell

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