



**Conifers
Dragons Hill
Lyme Regis**

FORTNAM
SMITH & BANWELL

Conifers, 3 Dragons Hill, Lyme Regis, Dorset. DT7 3HW

Boasting an exceptional energy efficiency rating of A, a rare distinction, this magnificent contemporary home is situated in a prime sought after position in Lyme Regis with sea views and a stylish detached annex.

Lyme Regis town centre 0.7 miles, Axminster 5.3 miles, Axminster Station (London Waterloo 2.5 hours) 6 miles, A30 14.0 miles, Dorchester 24 miles, Exeter 31 miles

Main House: Reception hall | Open-plan sitting area, dining area and kitchen | Utility Sitting room/dining room | Study | Cloakroom Principal bedroom with dressing room & en-suite shower room | Three further en-suite bedrooms Terrace | EPC rating A

Annexe: Open-plan sitting area, dining area and kitchen | One Bedroom | Shower room | Balcony

Double garage | Carport | Gardens

The property Offering a seamless blend of modern comfort and timeless elegance, Conifers is an exceptional four bedroomed home which was meticulously extended and renovated in 2022.

Completed to a high specification with quality fixtures throughout the accommodation is light-filled and flexible and could provide various configurations with a detached self-contained annexe providing ideal use as a holiday let or opportunities for multigenerational living. A finalist in the 2024 Housebuilder Awards the property benefits from a range of ecologically friendly features including underfloor heating throughout the first floor,

solar panels with battery storage, twin air source heat pumps for optimal heating and solar thermal to heat the water, ensuring your comfort aligns with sustainability whilst significantly reducing your living costs and environmental impact.

Conifers is participating in the Dorset Greener Homes Initiative which showcases ideas for greener living, promoting energy efficiency, renewable energy and sustainable living. Conifers enjoys a superb elevated position with a landscaped garden and far reaching sea views towards The Cobb.

The property is configured to take advantage of the fantastic views with the heart of the home located on the first floor, taking the form of a spacious, L-shaped open-plan living and entertaining space. There are floor-to-ceiling windows and sliding glass doors that provide a wealth of natural light and open onto a generous terrace area. The room provides space for a seating area and a large dining table, while the Arrex Italian kitchen has sleek fitted units, granite worktops, a large central island and integrated appliances which includes two Siemens ovens and warming drawer. Also on this floor is the principal bedroom which benefits from a dressing room, en-suite shower room and a private terrace.

The ground floor provides further space in which to relax, including a sitting room with sliding glass doors that open onto a lower patio area. There are a further three double bedrooms on the ground floor, all of which are en-suite. The ground floor also has a well-equipped utility room and a study, which could be used as a further bedroom if required.

The detached self-contained annexe provides further attractive living space with sea views and a private balcony to the rear. The accommodation includes an open-plan sitting area, dining area and kitchen, one double bedroom and an en-suite shower room. Beneath the annexe is the double garage and carport with an EV charging point.









Outside

The home is set in a beautifully landscaped garden, much of which offers wonderful sea views. Gates at the entrance open onto the driveway, which provides plenty of parking space and access to the integrated double garage and carport which has a Zappi EV charging point. The garden includes well-maintained lawns, wood chip beds and terraced flowerbeds. There is also extensive paved patio space in addition to the spacious south-facing roof terrace which provides ideal space for al fresco dining and for admiring the views.

Location

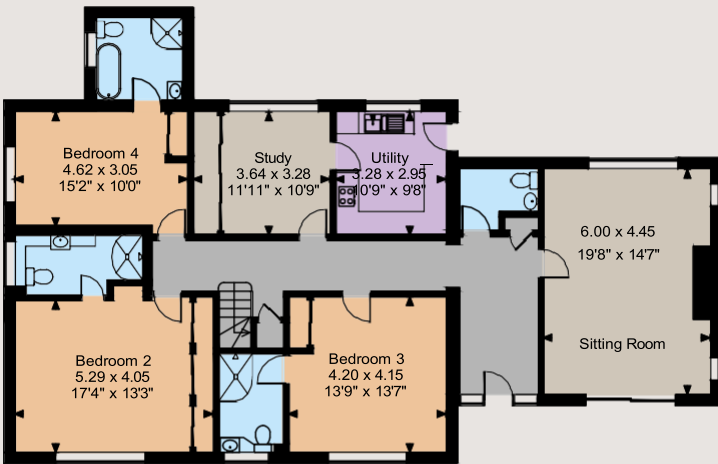
The property is in a highly desirable position, on the edge of the charming town of Lyme Regis and less than a mile from the seafront. The town is situated in the Dorset Area of Outstanding Natural Beauty on the World Heritage Jurassic Coast. There are superb coastal walks including the South West Coast Path and miles of unspoilt countryside to

explore. The town has access to a variety of everyday amenities, including high street shops, independent boutiques, cafés 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.

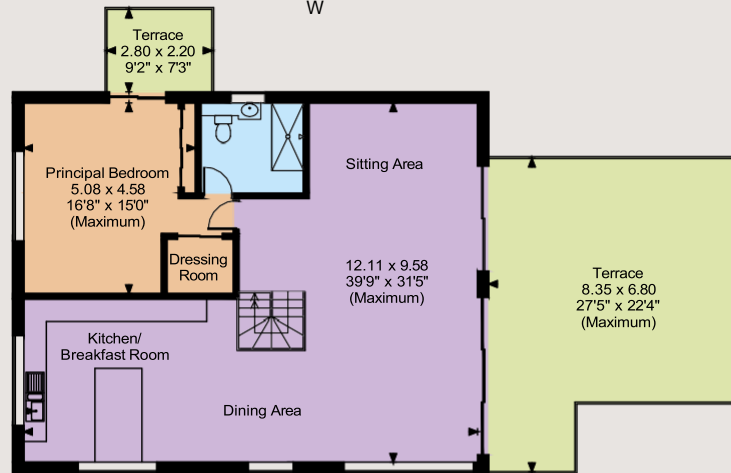
The nearby town of Axminster provides a wider range of facilities including local shops, pubs, restaurants, schools, a small hospital, library, Post Office, GP surgeries, dental surgeries and a veterinary surgery. Communication links are excellent: the A35 is within easy reach and provides good access to the city of Exeter, the coast and to major traffic routes including the M5. Axminster station, approximately 6.6 miles away, has regular services to London Waterloo. Well regarded schools in the area include St. Michael's C of E VA Primary School in Lyme Regis, The Woodroffe School (rated Outstanding by Ofsted), Colyton Grammar and Chard, St. John's International School and Perrott Hill.



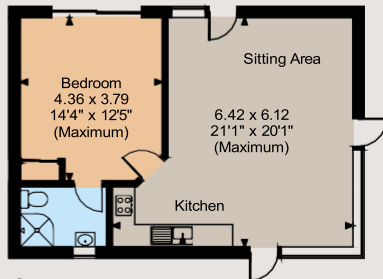




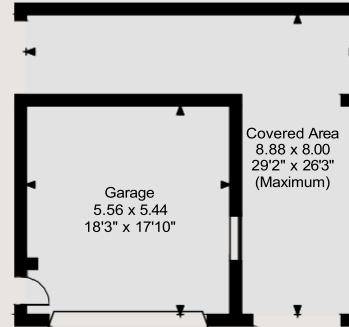
Ground Floor



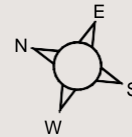
First Floor



Annexe



Floorplans
 House internal area 2,877 sq ft (267 sq m)
 Annexe internal area 585 sq ft (54 sq m)
 Balcony internal area 588 sq ft (55 sq m)
 Garage and covered area internal area 717 sq ft (66 sq m)
 For identification purposes only.



Directions
 From Bridport, head west on the A35, following the sign for Lyme Regis. At the roundabout take the A3052 to Lyme Regis. After 0.8 miles, turn left into Dragons Hill and you will find the property at the end of the cul-de-sac.

General
 Local Authority: Dorset Council
 Services: Mains electricity, gas, water and drainage. Central heating via two air source heat pumps and Solar Panels. EV Charging Point.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | 96 A | 96 A |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Council Tax: Band F
 Wayleaves and Easements: The property is sold subject to wayleaves or easements, whether mentioned in these particulars or not.



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