



Stonebarrow View
Lyme Regis

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Pound Road, Lyme Regis, Dorset, DT7 3HX

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A striking and substantial detached Edwardian house situated close to the town centre enjoying panoramic views over Lyme Bay and the West Dorset coastline.

Detached Edwardian House ~ Superb
Panoramic Coastal Views ~ Beautifully
Presented ~ Many Original Features ~ 6 Double
Bedrooms, 2 Ensuites ~ Lounge & Separate
Dining Room ~ Well appointed Kitchen Diner
and Utility Room ~ 2 Family Bathrooms ~ Front
and Rear Gardens ~ Driveway Parking for 4
Vehicles

Stonebarrow View is a striking and substantial detached Edwardian house built, we understand, in about 1910 by local respected builders, William Caddy and sons who in 1901 completed the construction of the Philpot Museum.

The property has been under the current ownership for over seven years, and is extremely well presented throughout. There are many original features but, with modern amenities including a beautiful kitchen diner/living area and stylish en-suite to the main bedroom. In addition the current owners have replaced the majority of the windows with sympathetically styled double-glazed units.

The rear wing of the property has a kitchen, two bedrooms as well as an additional parking area. This wing can be used as an extension of the already substantial property or would also make an ideal holiday let or long-term rental property.





The property is approached by a private driveway off Pound Road (shared by a small number of neighbouring quality houses) and occupies an enviable elevated location, with the house enjoying spectacular views over Lyme Bay and the coastline. Whilst the property is tucked away and secluded, Stonebarrow View is only a few minutes walk from the town centre and sea front.

The Accommodation Comprises: -

Ground Floor - Front entrance door to:

Hall - With tiled parquet flooring, radiator, stairs rising to landing, telephone point. Doors to:

Lounge - 14'4' x 13'10' (4.37m x 4.22m)

With bay window and double glazed sash units, wood laminate flooring, double glazed window to side, two vertical radiators, feature fireplace with timber mantelpiece and tiled surround living gas fire flame and hearth, telephone point and TV point.

Dining Room - 14'4' x 12'3' (4.29m x 3.73m)

With wood laminate flooring, bay window with double glazed sash units, coving to ceiling, two vertical radiators, feature fireplace with timber mantle and tiled surround. Step up via squared archway to:

Kitchen/Diner - 30'3' x 11'9' (9.23m x 3.59m)

With tiled floor, dual aspect double glazed sash windows, matching shaker style wall and base units with quartz worktops and inset stainless steel 1.5 bowl sink and drainer, integrated 'Neff' electric oven and grill, 'Neff' induction hob and 'Faber' cooker hood, integrated dishwasher, space for fridge freezer, radiator, understairs cupboard. Door from kitchen to large pantry cupboard/larder. Doors off kitchen to:

Utility - 8'4' x 8'9' (2.54m x 2.67m)

With tiled floor, obscured uPVC door to outside, sash window to rear, wall and base units with wooden worktops, space for washing machine and tumble-dryer, 'Worcester' combi boiler.

Boot Room - With quarry tiled floor, radiator, double glazed sash window to side. Door to: Cloakroom/Wc - With quarry tiled floor, two windows, WC, vanity unit with inset hand basin, extractor fan.

First Floor -

Landing - Carpeted, stairs to second floor, smoke alarm, two radiators, understairs cupboard, passageway to first floor of annexe, original part-glazed door to balcony. Doors off to:

Bedroom 1 - 14'5' x 14' (4.40m x 4.27m)

With double glazed sash window with excellent sea views, radiator, fitted wardrobes and chest of drawers, feature fireplace, double glazed window to side. Door to:

Ensuite - With tiled floor, dual aspect double glazed large sash windows, dual vanity unit with hand basins, feature fireplace, heated towel rail, panelled bath, WC, walk in shower.

Bedroom 2 - 14'5' x 13'1' (4.39m x 3.99m)

With double glazed sash window, radiator, feature fireplace. Fitted wardrobes. Excellent sea views.

Bedroom 3 - 13'1' x 11'10' (3.99m x 3.61m)

Carpeted, double glazed sash window, radiator, built in cupboard, feature fireplace.

Bathroom - With vinyl flooring, double glazed windows, fully tiled, panelled bath with shower attachment, shower cubicle, pedestal hand basin, heated towel rail.





Second Floor -

Bedroom 4 - 15'5' x 11'2' (4.70m x 3.40m)

With velux window and further single glazed window to front, built in cupboard, radiator. Door to:

Ensuite - With vinyl flooring, velux window, panelled bath within tiled surround and shower attachment, pedestal hand basin, WC, radiator, eaves storage, shaver point.

Extra Accommodation/Potential Annexe - Separate external entrance from driveway. Also access via boot room from ground floor, with entrance door to:

Hall - With private obscured uPVC door from outside, radiator, understairs cupboard, stairs rising to landing. Door to:

Lounge - 18'7' x 13'6' (5.66m x 4.11m)

With wood laminate flooring, two radiators, dual aspect double glazed windows. Squared arch to:

Kitchen - 10'8' x 7'4' (3.25m x 2.24m)

With tiled floor, dual aspect windows, matching wall and base units with laminate worktops and inset stainless steel single bowl sink and drainer, integrated dishwasher, integrated oven and induction hob, space for washing machine and fridge freezer.

Landing - With smoke alarm, single glazed window. Doors off to:

Bedroom 1 - 12' x 10'11' (3.66m x 3.33m)

With double glazed window, feature fireplace, picture rails, radiator.

Bedroom 2 - 11'2' x 9'5' (3.40m x 2.87m)

With single glazed window to side, radiator, picture rails.

Bathroom - With tiled floor and obscured window, radiator, vanity unit with inset hand basin, WC, shower cubicle, panelled bath, heated towel rail.

Location And Outside Space - Pound Road is very convenient for access to Lyme Regis Town Centre. The house is approached by a shared private driveway with a brick paved parking area with space for three vehicles and pathways and steps leading to the front door. The sheltered front garden provides a lovely entertaining space, with two stone paved areas with herbaceous plants, gravelled patios taking full advantage of the stunning coastal and sea views, and a raised decked area with luxury swim/spa jacuzzi. The front roadside boundary is a stone wall with laurel hedge above,

with the gravelled patio continuing to one side of the property with a substantial stone wall alongside and leading to a timber built covered porch off. Large garden shed. The rear garden is tiered with gravelled areas interspersed with specimen trees, whilst to the higher level there is a large recently replaced decking area (with sea views). To the side of the property there is a concreted parking space for one vehicle.

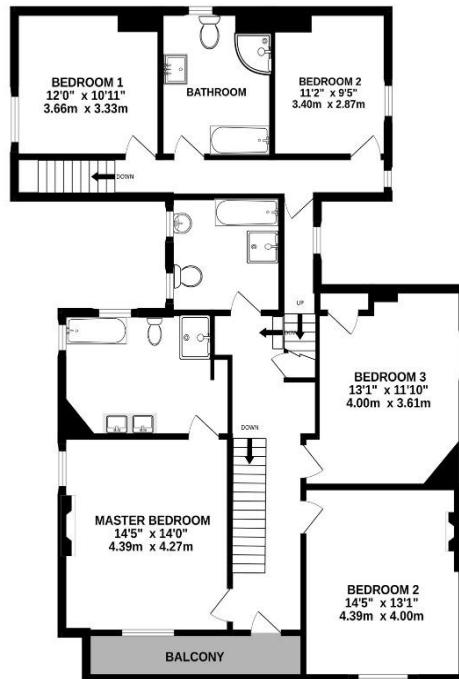
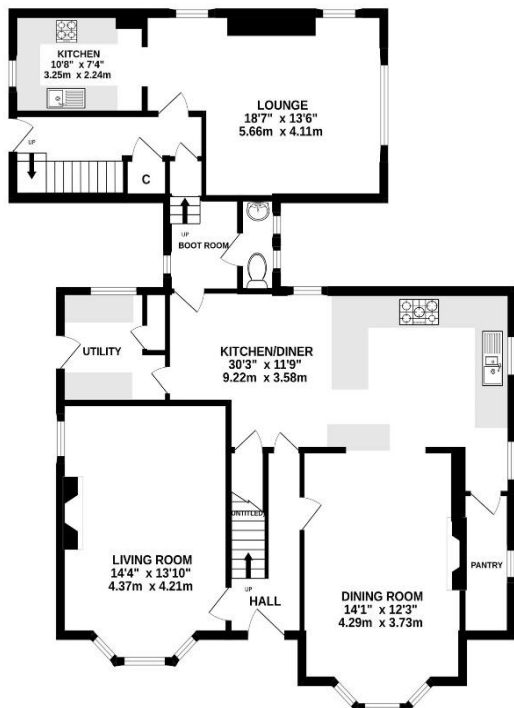
Prospective buyers are encouraged to enquire with the office regarding further details.



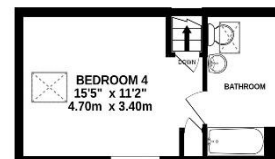


GROUND FLOOR
1485 sq.ft. (137.9 sq.m.) approx.

1ST FLOOR
1365 sq.ft. (126.8 sq.m.) approx.



2ND FLOOR
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA: 3090 sq.ft. (287.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Lyme Regis is famed for its many historic connections and character buildings, and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require, in addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has recently been designated a World Heritage Site commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Exeter (41 minutes) and Waterloo (Approx. 2 ¾ hours). Taunton and Exeter are within a radius of about 30 miles with access to the M5 motorway and the county town of Dorchester is a similar distance. Locally there are primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.

Council Tax:

We are advised that this property is in Council Tax Band G. East Devon District Council. Tel: 01404515616

Services:

We understand the following to be correct but applicants should verify this with their own enquiries.
Electricity: Mains and solar panels which generate a generous income for the current owners
Water: Mains
Drainage: Mains
Heating: Gas central heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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