



Thornton Pearn Rise, Lyme Regis
£895,000

FORTNAM
SMITH & BANWELL

2 Thornton Pearn Rise

£895,000

Substantial Family Home ~ 6 Bedrooms (Principal with en-suite) ~ Modern Stylish Kitchen ~ Driveway & Double Garage ~ Lawned Garden & Patio ~ Sea & Countryside Views

The Property

Completed in 2010 this substantial and well-proportioned Georgian style family home is situated in an elevated position on a popular small development close to the excellent local schools and within reach of the towns shops, facilities, seafront & beaches.

Set over three floors enjoying lovely rural views over the Lym valley and to the sea and West Dorset Coastline, the property is presented to a high standard with quality fixtures and fittings throughout.

The accommodation accessed via front door leads to an entrance hall with understair storage and cloakroom. The dual aspect lounge with windows looking over the front garden and French doors opening to the rear garden has a living flame coal effect gas fire with stone surround and polished hearth with a small coat cupboard completing the room.

The kitchen is comprehensively fitted with a range of stylish, contemporary gloss white units, base cupboards and soft closing pan draws with matching full size wall cupboards and concealed lighting. Quartz work surfaces and upstands with an inset 1 1/2 bowl sink with instant hot water tap. Bertazzoli range cooker with an extractor hood above. Concealed dishwasher. Appliance space for American style



fridge/freezer this has surrounding cupboards and oak winerack above. Oak effect vinyl flooring. Built in Oak shelving. Double aspect with UPVC double glazed window to the front and bi fold doors open to the rear garden. A separate utility room with fitted full height units and base unit and Oak shelving. Wall mounted gas combi boiler. Quartz work surfaces with inset sink. Appliance space for washing machine and tumble dryer.

The principal bedroom can be found on the first floor with built in full length mirror sliding door wardrobes and en suite bathroom. Two further double bedrooms, family bathroom and airing cupboard housing hot water tank are also on the first floor.

The second floor has two further double bedrooms both benefiting from superb far-reaching countryside, sea and coastal views. A sixth bedroom/office, bathroom and a large linen cupboard complete the internal accommodation.

Outside

The property is accessed via a block paved driveway providing parking for multiple cars and leads to a double garage with twin remote control Hormann electric doors and is fitted with power and electric. The front garden is enclosed by low wall and hedge, a block paved pathway leads to front door. A pedestrian side gate leads to rear sunny south facing garden with a sheltered private patio. Outside tap, electric point and lighting. Steps to lawned garden boarded by timber fencing with mature planted borders, hedges and fruit trees.

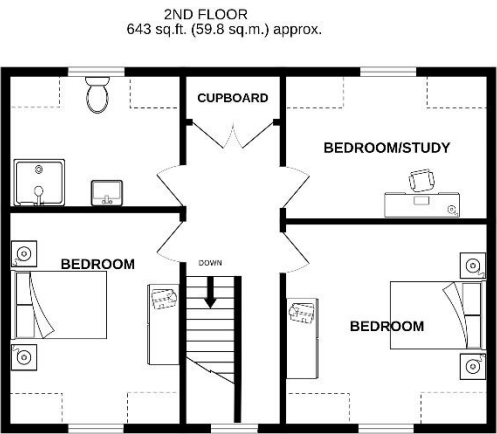
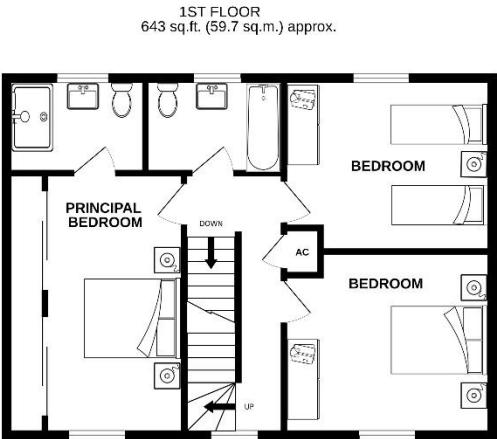
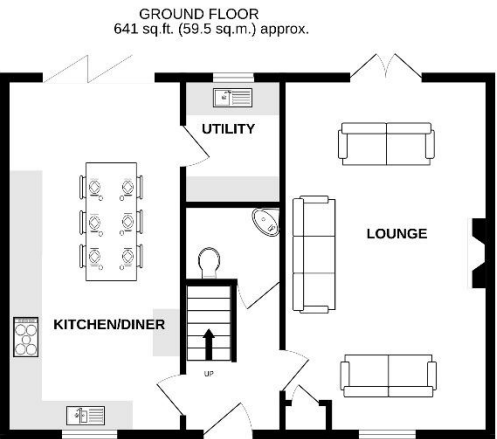
Council Tax

We are advised the property is tax band F. Dorset County Council.

Services

We are advised that all mains' services are connected.





TOTAL FLOOR AREA : 1927 sq.ft. (179.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



53, Broad Street, Lyme Regis, Dorset, DT7 3QF
T: 01297 445666
E: lymeregis@fsb4homes.com
www.fsb4homes.com

