



Cleveland
Lyme Regis

FORTNAM
SMITH & BANWELL

Cleveland

Pound Street, Lyme Regis, Dorset, DT7 3JA

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Cleveland is a stylish and spacious contemporary home, beautifully presented with superb views to the sea and West Dorset coastline.

Stylish contemporary Home ~ Excellent location ~ 3 Reception rooms and study ~ 4 Double en suite bedrooms ~ Oak flooring and doors ~ Terrace and sea views ~ Workshop and parking ~ No Onward Chain

This stunning family home occupies an elevated corner location situated close to the town's shops and facilities, and a short walk through the delightful Langmoor Gardens to the seafront and historic Cobb Harbour.

In recent years Cleveland has been extended with the property having been subject to a program of quality improvements creating this substantial, flexible and stylish home.

The accommodation provides four double bedrooms with luxury en suites, and approached via an oak and glass staircase is the impressive principal suite with glazed folding doors opening to the private garden.





The family room could potentially provide an additional bedroom or alternatively, a useful games room or study.

The sitting room with its modern inset gas fire, opens to the dining room and through to the superb living room with its high ceiling, picture windows, impressive modern log burner and door opening onto the sunny terrace from which there are fantastic views out over Lyme Bay and along the Jurassic coastline.

The bright kitchen which opens to the dining room is fitted with a comprehensive range of complimenting oak and cream painted units with granite work surfaces and breakfast bar. Outside there is parking for five or six vehicles approached via a private cul de sac. Illuminated steps, bordered by raised beds, lead to a block paved terrace and to the half moon grey aluminum external doors.

The terrace from the living and dining rooms provides an excellent sunny position for alfresco dining whilst enjoying views towards the sea. A covered pathway extends to the rear of the property to a sheltered decked courtyard adjacent to the kitchen. From the downstairs principal bedroom suite, glazed doors open to a private enclosed courtyard garden with natural stone walls and well stocked borders.

There is parking for several vehicles to the front of the property and access to the garage/workshop with an adjoining storeroom and cloakroom.

Situated at the heart of the Jurassic Coast, a UNESCO world heritage site, Lyme Regis is a popular seaside town famed for its many historical connections, character buildings and its iconic Cobb harbour. It is considered quite unspoilt though it has many of the shops and facilities one could require. The Old Town with its narrow streets is home to several galleries, restaurants and The Old Mill with its award winning brewery. Leisure facilities include a local theatre, sailing, power boat and gig clubs, local football, cricket and bowls teams and a cliff top golf course.

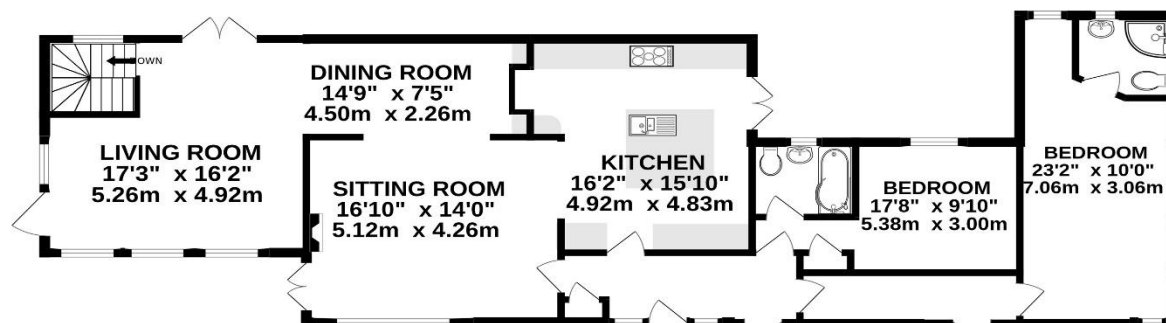




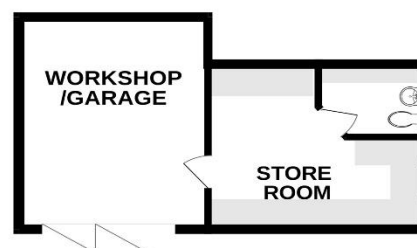
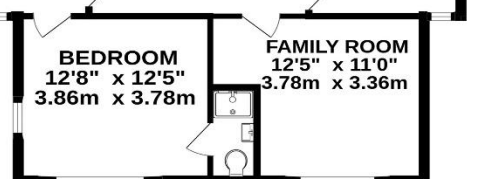
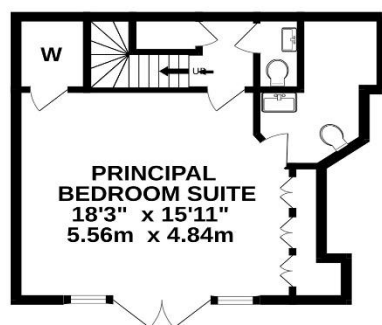




GROUND FLOOR



LOWER GROUND FLOOR



TOTAL FLOOR AREA : 2250sq.ft. (209.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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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. Dorset County Council.

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		81 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.

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