



Situated on the popular western side of the town with some sea, coastal and valley views, Rashwood Lodge is a beautifully presented, unique and attractive detached home built in the early 1950's standing in a delightful large south facing mature garden.

Rashwood Lodge

Clappentail Lane, Lyme Regis, Dorset, DT7 3LZ

FORTNAM
SMITH & BANWELL

Rashwood Lodge

GUIDE PRICE £795,000

Situated on the western side of the town, Rashwood Lodge is an interesting and individual detached family home standing in its own delightful private and mature large gardens.

Built in the early 1950's the property has been recently updated to an exacting standard by the present owners with a new bespoke kitchen and stylish bathroom and en-suite.

The house has the potential to create a ground floor annex and an attic conversion (subject to any necessary consents being obtained).

Front entrance door with porthole window opens to:-

ENTRANCE HALL:

Stairs rising to the first floor. Under stairs cupboard. built in cloaks cupboard.

LOUNGE:

An interesting shaped room with a delightful triple aspect with south facing windows and French doors to the garden. Fireplace with rose marble brickette surround and hearth.

DINING ROOM:

Double aspect. Connecting doors to the hall and utility room.

KITCHEN/BREAKFAST ROOM:

Recently fitted with a modern range of quality bespoke painted units comprising base cupboards and drawers with matching wall cupboards.

Work surface with inset sink. Built in appliances include - double oven/microwave, ceramic hob and extractor hood, dishwasher and fridge. Window overlooking the garden and across the valley. Opening to :-

SUN ROOM:

Oak framed with high ceiling and exposed beams. Underfloor heating.

UTILITY ROOM

Cupboard housing recently fitted gas boiler supplying central heating and hot water. Intergrated washer/dryer and freezer. Door to garden.

GUEST BEDROOM:

Double aspect with views over the garden. Built in wardrobes.

SHOWER ROOM:

Corner shower. W.C and wash basin with cupboard below. Fully tiled walls.

FIRST FLOOR:

GALLERIED LANDING

Airing cupboard. Hatch with ladder to large attic space with velux windows and excellent views.

MASTER BEDROOM:

Double aspect with sea and coastal views. Built in wardrobe and storage cupboard. Recently fitted en-suite with modern suite comprising:- glazed corner shower, W.C. and wash basin with cupboard below. Underfloor heating.

SECOND BEDROOM:

Windows with views over the garden and to the sea and coastline. Built in wardrobes.

FOURTH BEDROOM:

Currently used as a dressing room and fitted with built in wardrobes.





FAMILY BATHROOM:

Recently fitted with a stylish contemporary suite comprising:- bath, inset wash basin with cupboard below, W.C. and a large corner shower with glazed door and screen.

SEPERATE W.C.:

OUTSIDE:

Front entrance with natural stone walling and gate leading to a long gravel driveway and turning space with parking for a number of vehicles.

There is a covered car port and large detached single garage/workshop fitted with light and power.

The extensive south facing gardens are a particular feature of Rashwood Lodge extending with well stocked borders to the front and side of the property. A patio and raised terrace look over the lawn. There is a timber summer house and useful store shed.

AGENTS NOTE:

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items.

All measurements are approximate, photographs and floorplans are provided for guidance only.

DIRECTIONS:

From our offices in Broad Street proceed up the hill (A3052) passing Holmbush car park on your left. Take the third turning off on the right into Clappentail Lane and the property will be found shortly after on the left hand side.

LOCAL INFORMATION:

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.

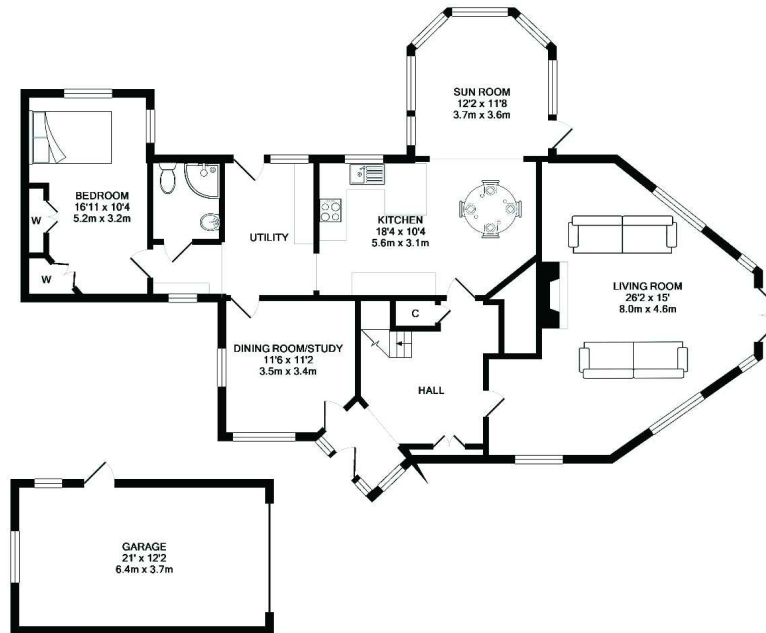
The whole coastline with Lyme Regis and Charmouth at its centre has been designated a World Heritage Site commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours).

Taunton and Exeter are within a radius of about 30 miles with access to the M5 motorway and the regional airport at Exeter. The county town of Dorchester is a similar distance.

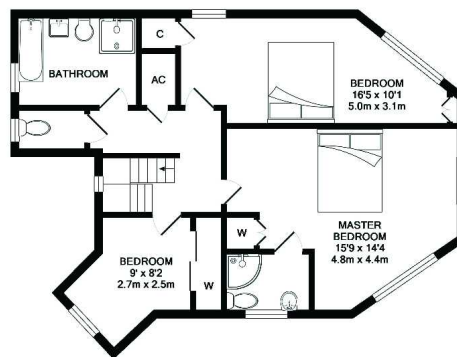
Locally there are primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools

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GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.
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SERVICES

Electricity, mains gas, water and drainage. Telephone connection. Epc rating D.

COUNCIL TAX BAND F

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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