



## Woodberry Down Way, Lyme Regis

Vibrant detached three-bedroom Southwest facing house overlooking Lyme Regis town towards the coast.

Guide Price

**£550,000**

Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858



## Woodberry Down Way, Lyme Regis, DT7 3QU

- Views overlooking Lyme Regis
  - South facing garden
  - 7 years old
- Building guarantee included

Viewing strictly by appointment  
Symonds & Sampson  
01308 422092







### The Property

Woodbury Down Way forms part of a select development built circa 2017 on the north side of Lyme Regis to take full advantage of some lovely views over Lyme Regis town towards the coastline. The property has all the cost saving and maintenance advantages of a contemporary house and with the addition of a woodburning stove in the sitting room the heating costs have been driven down further still. The aspect of the house is particularly good for both light and heat gain during the day with the rear of the house facing south and west taking in the last of the Sun at the end of the day.

The Property is conventionally arranged around a hallway which stretches 2/3 of the length of the house with a cloakroom to one side, a sitting room to the other and a kitchen/dining room to the end. The sitting room has the woodburning stove as its focal point with, to one end, an attractive square bay window. The kitchen has fully fitted kitchen to one end and a dining area to the other with double doors leading into a conservatory. Integral appliances include an electric double oven, a ceramic hob, a fridge/ freezer and a dishwasher, while the hall cloakroom, kitchen / dining room and conservatory floors

are all laid to an attractive porcelain tile giving the spaces continuity.

Upstairs there are three good bedrooms with the principal bedroom stretching across the width of the house having its own ensuite shower room and dressing area with extensive built-in wardrobe space. The two remaining bedrooms share a family bathroom equipped with both a shower and a bath, while to the rear of the garage is an additional room that is currently used as an office but could double either as a workshop or perhaps an occasional bedroom. The property is in good decorative order throughout, as gas fired central heating and UPVC double glazing.

### Outside

To the front of the house there is mature herbaceous and shrub planting either side of a paved path leading up to the front door with, to the left-hand side, an area of driveway that provides parking for a number of cars and access to the garage which is equipped with an up and over door, light and power.

To the rear of the property there are two paved terraces that make good outside entertaining areas during the summer months that gives way to a formal area of lawn edged by

further herbaceous and shrub planting with a vegetable garden to one side. Behind the garage there is a useful timber garden shed.

### Situation

Woodberry Down Way is in Lyme Regis, sometimes dubbed the "Pearl of Dorset" a picturesque town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with various museums. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. St Michaels C of E Primary School & The Woodroffe School are also within walking distance.

### Services

Mains Electric, Gas, Water & Drainage  
Gas Central Heating  
Superfast Broadband is available  
Mobile phone coverage is good both indoors and outdoors

Local Authority  
 Dorset Council: 01305 251010.  
 Council Tax Band: E.

**Agents Note**  
 There is a £400 pa charge for the maintenance of the communal areas.

## Woodberry Down Way, Lyme Regis

Approximate Area = 1190 sq ft / 110.5 sq m  
 Garage = 186 sq ft / 17.2 sq m  
 Total = 1376 sq ft / 127.7 sq m

For identification only - Not to scale



**Directions**  
 From our Bridport office on South Street head North then turn left on to West Street. Bear right then left on to B3162 W Allington. Bear right on to the A35. At the roundabout take the 2nd exit A3052. Turn right on to Pine Ridge. Road name changes to Woodberry Down Way. The last junction is Barfleur Rise. If you reach Sir Georges Close you have gone too far. What3Words///removable.vocals.blissful.

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	94
(81-91) <b>B</b>	82
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Bridport/SVA/020724



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Symonds & Sampson. REF: 1151290



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