

Symonds
& Sampson

Spring Head Road

Lyme Regis

Spring Head Road

Lyme Regis
DT7 3RS

Stylish detached six bedroom contemporary house with spectacular 360° views over the local countryside towards the sea, set in 0.87 acres.



- Spectacular views towards the coast
- Substantially extended and improved
 - Plot of 0.87 acres
 - Double garage and parking



Guide Price £1,500,000

Freehold

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THE DWELLING

Lark Rising is believed to have been built in the 1980s specifically to take advantage of its wonderful position to the north of Lyme Regis, taking in some wonderful views over the local countryside to the sea. The property has been substantially extended in recent years rebalancing what is a unique architect designed property with some unusually spacious free-flowing accommodation. This property really is one-of-a-kind.

ACCOMMODATION

The living accommodation is free-flowing with the principal reception areas all linked. The showstopper is undoubtedly the garden room. This space stretches much of the width of the property with lovely views to the west taking in the sunset all year round and two pairs of large sliding doors blurring the divide between the inside and the outside spaces during the summer months. The sitting room has a contemporary fireplace as its focal point while the kitchen is equipped with a comprehensive range of contemporary floor and wall mounted units and cupboards topped by quartz. There is an oil fired Aga, an electric oven, an induction hob, a fridge and a dishwasher all integrated. Much of the ground floor is laid to engineered oak giving continuity. Off the hallway there is a formal dining room, a large cloaks/shower room and a study, with a bespoke staircase rising to the first floor. In addition, on the lower ground floor there is a utility/dog and boot room that takes care of the practical side of life with a doorway through to an oversized garage. It has a workshop area to one end and is equipped with an electric roller blind door with an opening that is 2.2m high and can accommodate a van if required.

Upstairs there are six bedrooms, three of which have ensuite bath/shower rooms with three sharing a family bathroom equipped with both a bath and a shower. The main guest bedroom and the principal bedroom have glass enclosed balconies that look east taking in the morning sun every day. The principal bedroom is however the most extra ordinary of all the rooms and is vaulted with exposed A frames with a full wall of glass to one end and sliding doors onto a balcony to the other.





The property is in outstanding decorative order throughout, is fully double glazed, has an air source heat pump, underfloor heating to the most recently added rooms, and 16 photovoltaic cells keeping the running costs to a very minimum.

OUTSIDE

The house itself sits on the west side of its plot with a formal garden to the front with mature silver birch trees providing a recurring theme around the whole plot. To the front of the property is a gated entrance leading through to a split driveway with a gravel garden to the centre that

meanders up to the front door punctuated by mature herbaceous tree and shrub planting. On the southside below, a hidden driveway leads up to the double garage that lies underneath the house. On the north side the garden is laid to lawn and stretches up the hill with a garden lodge at the top with a deck that takes in views over the valley to the sea beyond. On the west side there is substantial area of decking enclosed by glass balustrading that is ideal for outside entertaining during the summer months. To one side there are steps up to a smart shingle topped potting shed with some vegetable beds above with a further potager style vegetable garden below the west deck. There is storage under the decking and an undercroft that stretches under the original house.

SERVICES

Mains electricity, water and drainage. Air source heat pump. Photovoltaic cells.
 Broadband - Superfast broadband is available.
 Mobile phone coverage - Network coverage is mostly limited indoors and good outdoors.
 (<https://www.ofcom.org.uk>)
 Dorset Council 01305 251010.
 Council tax band: G.
 EPC: D.

DIRECTIONS

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SITUATION

The property is set in an idyllic elevated position along Spring Head Road in the village of Uplyme. The surrounding area is renowned for its footpaths and trails, with a beautiful 30 minute walk from the property, along the River Lim footpath, to the beach and shops at Lyme Regis. The village has a thriving community with excellent facilities including a general stores/fuel station and Post Office, pubic inn, village hall, tennis and cricket clubs, and a football pitch. There are also well regarded primary and secondary schools close by. Lyme Regis is a most popular and picturesque coastal 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, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The nearby market town of Axminster offers a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

Energy Efficiency Rating		Current	Potential
Very energy efficient (best rating possible)	A		
Energy efficient	B		
Decent	C	62	67
Below average	D		
Energy inefficient	E		
Very energy inefficient	F		
Worst energy inefficient (worst rating possible)	G		

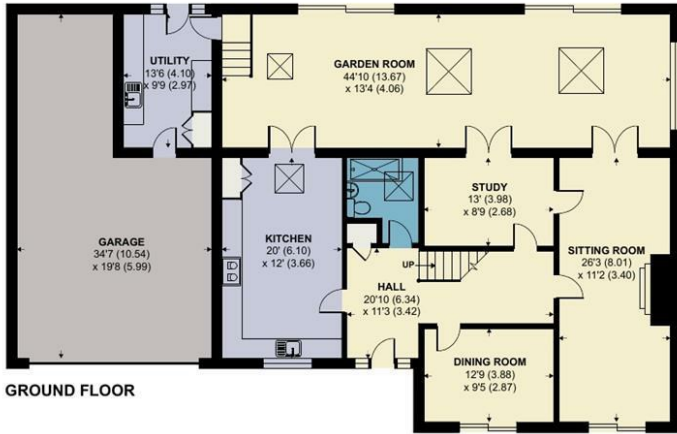
England & Wales
EU Directive
2002/91/EC

Lark Rising, Spring Head Road, Lyme Regis

Approximate Area = 3323 sq ft / 308.7 sq m
 Limited Use Area(s) = 194 sq ft / 18 sq m
 Garage = 528 sq ft / 49 sq m
 Total = 4045 sq ft / 375.8 sq m
 For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Symonds & Sampson. REF: 1242388



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