

Symonds  
& Sampson

# Clappentail Lane

Lyme Regis, Dorset



# Clappentail Lane

Lyme Regis  
Dorset  
DT7 3LZ

Outstanding detached contemporary four bedroom property with exceptional views over Lyme Bay.



- Outstanding views over Lyme Bay
- Elevated position in Lyme Regis
  - Large driveway and garage
- Fantastic open plan living space
  - Annexe potential

Guide Range £1,450,000 -  
£1,500,000

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)





## THE DWELLING

This house is all about position and space. The property occupies an outstanding elevated position high above Lyme Regis town to the end of a private road with spectacular views over both the town and to the sea, taking in the Jurassic coastline out as far as Portland. The accommodation is dominated by two statement living rooms with much of the daytime living to be had in the large vaulted kitchen/dining/living room, which has to one end a floor to ceiling set of windows taking in the ever changing sea views throughout the year. The evening room is the sitting room, a good classic square room which again takes in the views with sliding doors to one side onto the terrace. This really is a very special house indeed.

## ACCOMMODATION

The accommodation is accessed from a hallway to the front of the house with the sitting room and kitchen/dining/living room on the south-west side of the house and the sleeping accommodation on the north and east side of the property. The kitchen/dining/living room is laid to a ceramic tiled floor with a bespoke built granite topped fitted kitchen flowing through to a dining area and then a sitting area. The sitting room has sliding doors on two sides and is laid to engineered oak floors along with the rest of the house, with the exception of the bathrooms and the upstairs bedrooms. The principal bedroom lies to the end of the house and has an ensuite shower room and takes in both the sea views and views out deep into the Dorset countryside. The second bedroom also lies on the ground floor and there are two further bedrooms on the first floor with all three bedrooms sharing a bathroom with both shower and a bath. The property is in excellent decorative order throughout, has UPVC double glazing, gas fired central heating and 16 photovoltaic cells which generate 3.5 kW.







## OUTSIDE

The property is approached along a private road off Clappentail Lane, leading through to a large area of drive that provides parking and turning for a number of cars and access to the garage. The garage is equipped with an up and over door, light and power. The main terrace of the house adjoins the kitchen/dining/living room and makes an outstanding outside entertaining area during the summer months, taking in the sun to the south and has a remotely operated awning, useful at the height of the midday sun. The gardens are simply laid out to lawn punctuated by mature herbaceous and shrub planting and are enclosed and made private by mature hedging.



## SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating. Photovoltaic cells.  
Broadband - Superfast broadband is available.  
Mobile phone coverage - Network coverage is limited indoors and good outdoors.  
Dorset Council 01305 251010.  
Council Tax Band F.  
EPC: D.

## SITUATION

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 provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

## DIRECTIONS

What3Words///romantics.ridiculed.happy.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Clappentail Lane, Lyme Regis

Approximate Area = 2300 sq ft / 213.6 sq m

Garage = 352 sq ft / 32.7 sq m

Total = 2652 sq ft / 246.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñchem 2024. Produced for Symonds & Sampson. REF: 1177827



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01308 422092

bridport@symondsandsampson.co.uk  
23, South Street,  
Bridport, Dorset DT6 3NU



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