



Symonds  
& Sampson

# Haye Gardens

Haye Lane, Lyme Regis, Dorset



# Haye Gardens

Haye Lane  
Lyme Regis  
Dorset DT7 3NQ

Substantial detached home situated in a popular cul-de-sac location.



- Beautifully presented throughout
  - Popular location
- Double garage and parking
- Delightful gardens

Guide Price £850,000

Freehold

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



## THE DWELLING

A substantial five bedroom detached home situated in a popular cul-de-sac close to the riverside walk into town and the seafront. The property boasts a beautifully landscaped garden, a double garage and ample off road parking.

## ACCOMMODATION

The property is traditionally arranged around a bright and spacious entrance hall with a cloakroom. The double aspect living room has a focal point of a fireplace equipped with a gas fire and French doors that open out to the rear garden. The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with integrated appliances and a utility room adjacent. There is also a dining room to the ground floor which could be altered to create a generous kitchen diner.

On the first floor are three bedrooms, two of which are generous doubles and both having modern en-suite facilities. The third bedroom is a single and is served by a family bathroom. On the second floor are two further dual aspect double bedrooms

## OUTSIDE

The property has a well landscaped rear garden which is predominantly laid to lawn with a paved terrace to the side, an ideal space for al fresco dining. To the front is a double garage with eaves storage, power and light. A driveway provides ample off street parking.

## SITUATION

Lyme Regis is a popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour, and the beautiful surrounding countryside. In the town is an excellent selection of facilities including schools, 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 award-winning sandy beach, ideal for families; the harbour for angling and boating and access to the South West Coastal Path extending some 650 miles. The Jurassic coastline is a World Heritage site and the area is famous for its many fossil finds. There is a mainline rail station at Axminster and road access to Exeter and Dorchester.

## SERVICES

Mains gas, electricity, water and drainage.

Broadband - Ultrafast speed is available.

Mobile - Indoor coverage is mostly limited whereas outdoors is overall likely.

<https://checker.ofcom.org.uk/>

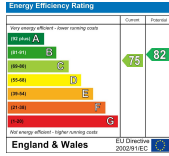
Council Tax Band: G (Dorset Council - 01305 251010)  
EPC: C

## DIRECTIONS

What3words:///blazers.believer.finalists







## Haye Lane, Lyme Regis, DT7

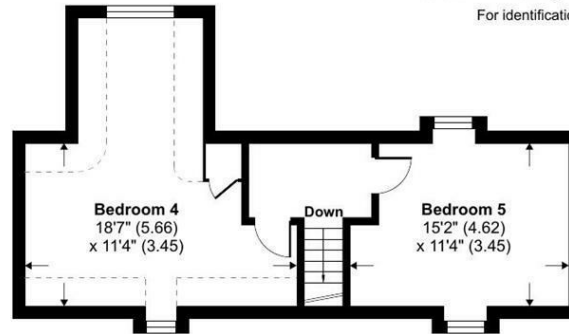
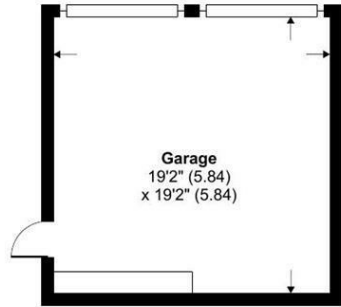
Approximate Area = 1971 sq ft / 183.1 sq m

Limited Use Area(s) = 87 sq ft / 8 sq m

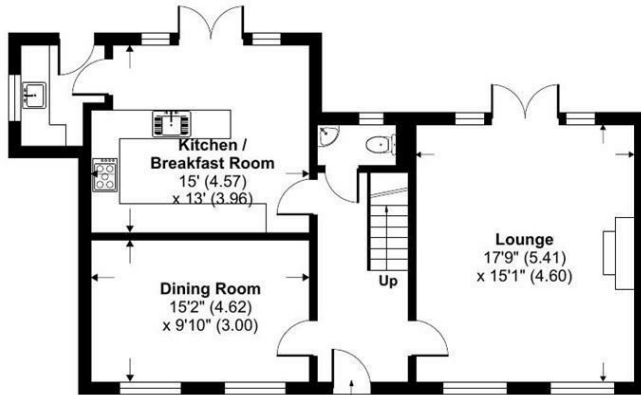
Garage = 367 sq ft / 34 sq m

Total = 2425 sq ft / 225.1 sq m

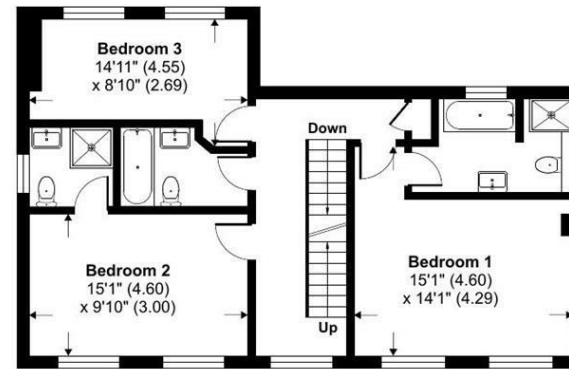
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Humberts. REF: 1105844

Bridport/DME/060525



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