



Symonds
& Sampson

Springhill

Haye Lane, Lyme Regis, Dorset

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Haye Lane
Lyme Regis
Dorset DT7 3NH

Beautifully presented three bedroom character cottage with a contemporary interior, within walking distance of Lyme Regis town and the beach.



- Beautifully presented cottage
- A walk to beach and town
 - Garage
- Contemporary interior

Guide Price **£500,000**

Freehold

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THE DWELLING

4 Springhill was built in 2008 as part of a select development of six houses specifically to blend in with the town's vernacular. On the face of it, the cottage is an 18th-century stone however the exterior belies a stylish and sharp contemporary interior. The attention to detail throughout is apparent with the joinery, in particular, and the finishing a highlight while its position above the town makes it just a 10 minute walk its centre and to the beach.

ACCOMMODATION

The property is simply laid out with the hallway at its centre on the ground floor with a sitting room that stretches from the front to the rear to one side and the kitchen dining room that flows through to the utility room on the other side. The sitting room has a fireplace as its focal point equipped with a gas fire with double doors onto the terrace behind. The kitchen has a dining area to one end and a fitted kitchen to the other topped by granite work surfaces with integral appliances that include a hob, an electric double oven, a dishwasher, a fridge and a freezer. The utility room has plumbing for both washing machine and tumble dryer.

Upstairs there are three good sized bedrooms the principle of which is served by a fully tiled ensuite shower room with the two remaining bedrooms sharing a family bathroom. The property is given continuity with the use of oak doors throughout and the plank floors in both the hallway and the sitting room with a practical stylish ceramic tiled floor in the kitchen. The property has gas fired central heating is double glazed and all the insulation properties one would expect from a property built in 2008.

OUTSIDE

To the front of the property there is an area of lawn edged by mature shrub planting that flows down to a brook that runs through the garden. Beyond there are communal gardens maintained by the whole development which are laid to lawn punctuated by herbaceous shrub and tree planting.

To the rear of the property there is a paved terraced that faces south that is a suntrap through much of the day and ideal for outside entertaining. A pathway leads from the end of the garden through to a garage that is equipped with an up and over door, light and power with a workbench area to one end and parking in front.

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.

DIRECTIONS

What3words:///revolving.outlined.perch

SERVICES

Mains gas, electricity, water and drainage. Gas fired central heating.

Broadband - Ultrafast broadband is available

Mobile - Coverage is limited indoors and likely outdoors (<https://checker.ofcom.org.uk/>) - We have been advised by the vendors that they have no issue with the mobile coverage

Council Tax Band: E (Dorset Council - 01305 251010)

MATERIAL INFORMATION

There is a 6th share of ownership of the communal spaces and a £400 per annum maintenance charge for the communal garden grounds.

ACCOMMODATION MEASUREMENTS

Lounge - 5.54m x 3.4m

Kitchen - 5.54m x 4.42m

Master bedroom - 3.4m x 3.25m

Bedroom two - 4.29m x 2.44m

Bedroom three - 2.95m x 1.83m

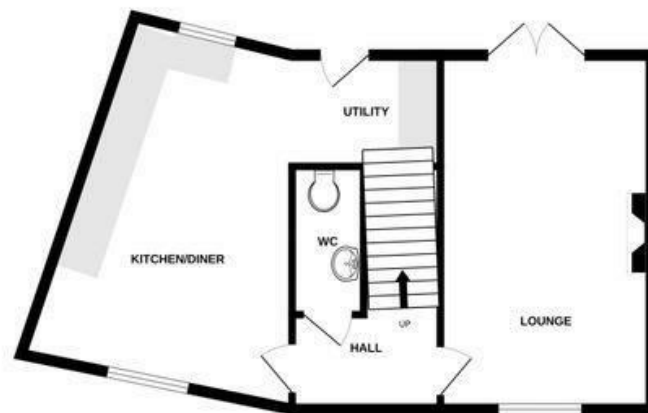
AGENTS NOTES

The guide price reflects the cost of a rethatch of the property which scheduled to be carried out in 2025. We have a thatching quote we will be happy to send upon request.

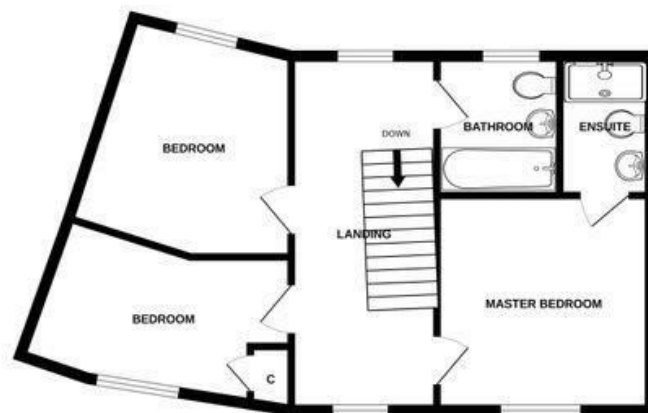


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

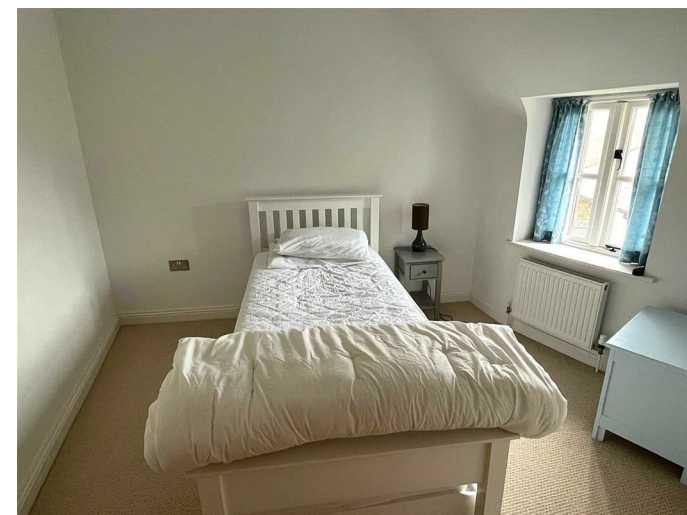
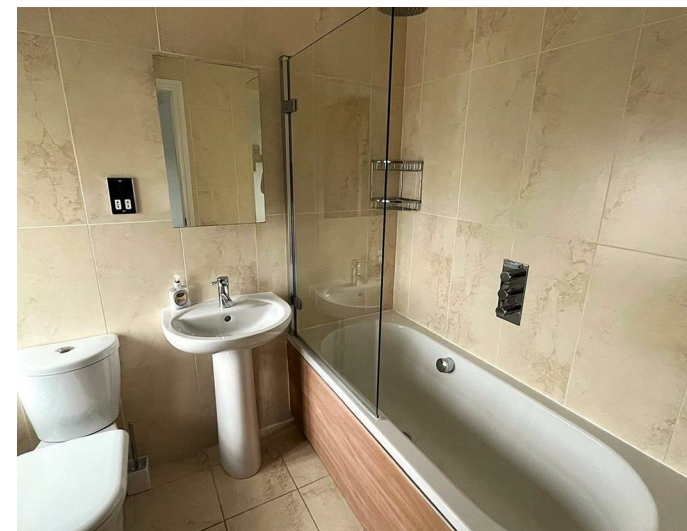
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
539 sq.ft. (50.1 sq.m.) approx.



TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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