



Seathrift,



Seathrift,

Greenway Off Somers Road, Lyme Regis DT7 3EY
Town Centre/Seafront and Cobb 1 mile. Axminster 6 miles.

A very attractive and imposing, individual detached house, set in large private gardens, enjoying beautiful sea views along the Jurassic Coast, in a highly sought after address.

- Imposing individual house
- Beautiful sea views along the Jurassic Coast
- Same ownership since 1953
- Excellent improvement/enlargement potential
- 4 Main bedrooms, 2 bathrooms
- 3 Reception rooms
- Generous 2,000 sqft
- In all just over half an acre
- Highly sought after private road
- Freehold. Council Tax Band G

Guide Price £1,100,000

THE PROPERTY

Seathrift is a very attractive and imposing individual detached house set in large private gardens and enjoying beautiful sea views along the Jurassic Coast, occupying a peaceful location in a private road in the highly sought after historic town of Lyme Regis.

The property was built in circa 1946 in the exclusive, private road of Greenway, which comprises just five individual properties. It has been under the current family ownership since 1953.

The house faces southeast to the front, enjoying wonderful views over Lyme Regis and along the Jurassic Coast, taking in Golden Cap and Portland beyond. There is a host of character features, typical of its age and type, including high ceilings, cornices and fireplaces, plus the original servant bells. There is gas-fired central heating and replacement uPVC double glazed windows/doors.



The house is fairly original and would benefit from general updating with exciting potential to create a wonderful home.

The generous accommodation extends to just under 2,000sqft, as follows:

Ground Floor – Sunroom, reception hall cloakroom, living room, dining room, kitchen/pantry, rear lobby, utility area, study/bedroom 5.

First Floor – Landing, principal bedroom with access to large balcony, second bedroom with access to large balcony, two further bedrooms, two bathrooms, separate WC.

OUTSIDE

The house stands in extensive gardens and grounds of about 1/2 acre. It is set well back and approached over a long driveway leading to a turning and parking area plus timber garage.

There are extensive front and rear well established served gardens, principally down to lawn to the front and rear with shrub borders, mature trees. At the far end is a large vegetable plot with apple orchard to the side.

AGENT'S NOTES

Seathrift, as with the neighbouring properties, is subject to covenants within the title. The vendors of Seathrift have retained a strip of land (approx. 1 meter) along the boundary to the west and north of the property to maintain similar covenants, land over which the new owners and their successors will exclusively benefit from right of way.

SITUATION

Seathrift enjoys a peaceful setting within the private road of Greenway, off Somers Road, on the west side of Lyme Regis town. Lyme Regis is a hugely popular and historic coastal town on the beautiful Jurassic Coast and famous for its iconic Cobb. It is a very pretty town and offers excellent shopping, business and leisure facilities together with primary and secondary schools. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB) and from the property there is easy access to countryside and the South West Coast Path. The market town of Axminster is very nearby with mainline rail services to London Waterloo/Exeter

SERVICES

All mains services. Gas-fired central heating.

VIEWINGS

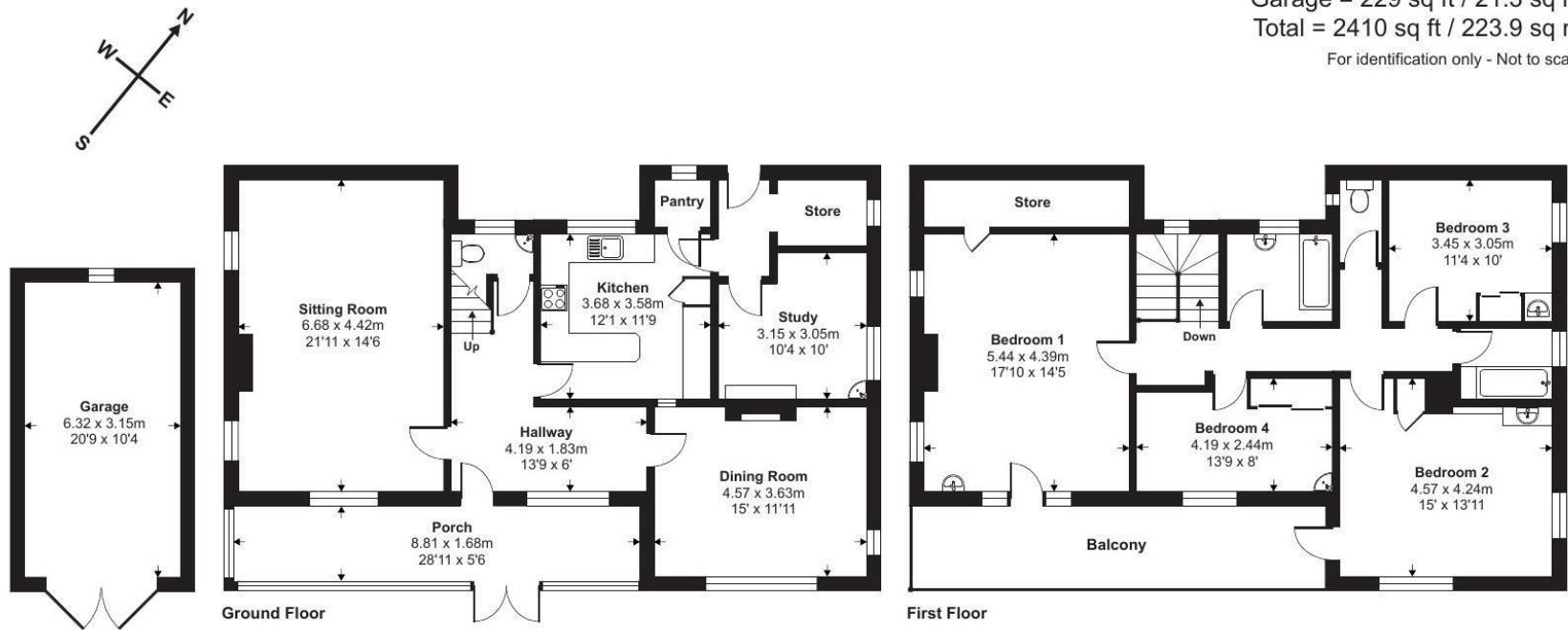
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Lyme Regis town centre, go up Broad Street into Pound Street and up the hill onto Sidmouth Road. At the top turn right into Somers Road and then take the 1st lane on the left into Greenway. Seathrift is seen shortly on the right.



Approximate Area = 2181 sq ft / 202.6 sq m
 Garage = 229 sq ft / 21.3 sq m
 Total = 2410 sq ft / 223.9 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). ©nchecom 2023. Produced for Stags. REF: 1061711

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(54-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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