



Bracken Bank

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Timber Hill, Lyme Regis, DT7 3HQ

Town Centre/Seafront and Cob 1 mile. Bridport 10 miles.

A very attractive and well appointed detached character house with stunning panoramic views over the sea/Jurassic Coast, Lyme Regis and the surrounding countryside.

- Imposing 1930s house
- Fantastic town, sea and country views
- 4 Bedrooms, 3 bathrooms
- Playroom/Gym
- Many original features
- Very well appointed
- Lovely gardens and grounds
- In all about ¼ acre
- Sought after position
- Freehold. Council Tax Band G

Guide Price £1,175,000

THE PROPERTY

Bracken Bank is a very attractive and well appointed individual character house, set in large grounds and occupying an elevated position with stunning panoramic views over the sea/Jurassic Coast, Lyme Regis and the surrounding countryside. It was understood to have been built in 1935 and has classic colour-washed pebble-dashed elevations. Under the current ownership since 2016, the house has been subject to extensive refurbishment and alteration to a very high standard.

The house is now in as new condition throughout, with all modern amenities and the impressive specification includes gas-fired central heating with an updated boiler and a pressurised hot water system, uPVC sash style windows, re-plastering, replumbing and rewiring, opening up of the former kitchen and separate dining room to provide a large open plan kitchen/dining/family room, well equipped kitchen with comprehensive units and Quartz worktops plus comprehensive appliances – Siemens eye-level electric double oven, electric ceramic hob, cooker hood, integrated fridge/freezer plus dishwasher - new floor coverings including fitted carpets and slate tiled flooring to the side hall/utility, quality contemporary cloakroom/bathroom/shower room fittings, and the building of a glass sided balcony.



The generous sized accommodation is arranged over three floors and faces principally south/west, taking advantage of the wonderful sunny aspect and stunning town, sea and country views.

There are still a whole number of original features, typical of its type, including bay windows, oak flooring and wood panelling to the reception hall, large stained glass leaded light window to landing and internal panelled doors plus deep skirting boards.

Bracken Bank is a landmark building which can be seen from many miles away. The accommodation extends to:

Ground floor - Entrance porch, reception hall, living room with wood burner, large open plan kitchen/dining/family room with patio doors, side hall, cloakroom, utility, boiler cupboard

First floor - Large landing with spiral staircase to the second floor, principal bedroom with patio doors onto balcony and en-suite shower room, second bedroom with wardrobe, bedroom area and en-suite shower room, two further bedrooms

Second floor - Playroom/Gym with under-eaves storage.

OUTSIDE

Bracken Bank is set well back and approached over a long tarmac driveway with ample parking and turning areas plus integrated garage with remote controlled door.

The lovely gardens and grounds provide a delightful setting for the house and considerable work has been undertaken.

There are large expanses of lawn interspersed with a whole variety of mature trees and shrubs, large adjoining paved terrace with low stone walls, taking advantage of the wonderful coastal views, greenhouse and securely fenced all round.

SITUATION

Bracken Bank is well located in the favoured residential area of Timber Hill, lying on the south-eastern side of Lyme Regis and very close to the golf club. Lyme Regis is a highly sought after historic coastal resort, famous for its historic buildings, The Cob and its beautiful beaches, on the wonderful Jurassic Coast.

It is a very pretty town and offers excellent, shopping, business and leisure facilities together with primary and secondary schools. The immediate area 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 a mainline train station to London Waterloo.

SERVICE

Septic tank , Gas-fired central heating.

Broadband - Standard up to 13Mbps, Superfast up to 60Mbps and Ultrafast up to 1000Mbps. Mobile phone service providers available are EE and Three voice and data services inside.

EE, Three, O2 and Vodafone for voice and data services outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

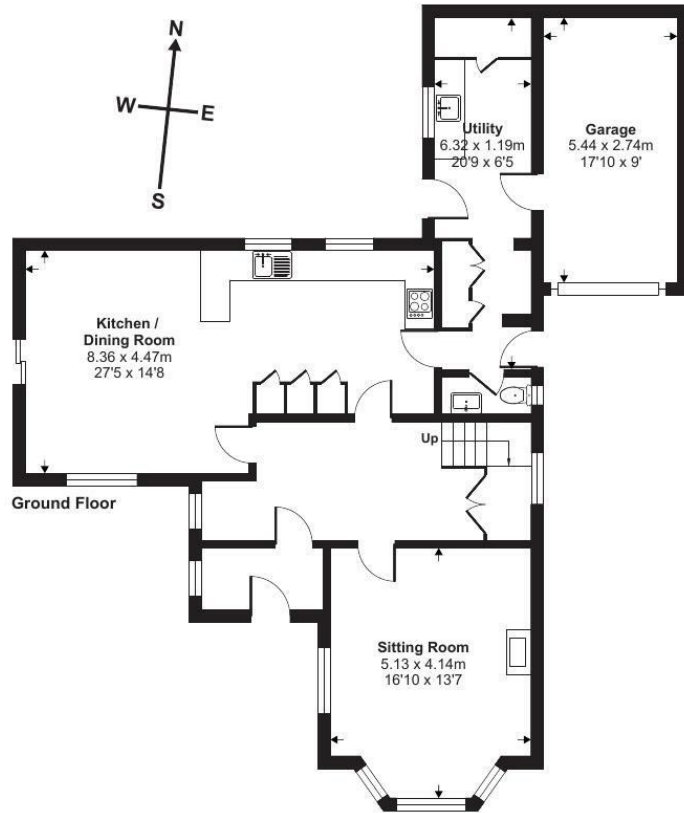
VIEWING

Strictly by appointment through Stags Bridport.

DIRECTIONS

From Lyme Regis town centre and Broad Street, go through the traffic lights into Church Street and onto Charmouth Road. After about ½ mile up the hill turn right into Timber Hill. Follow the road around to the left and Bracken Bank will be found towards the top on the left.

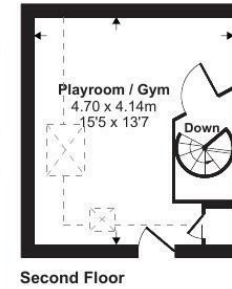
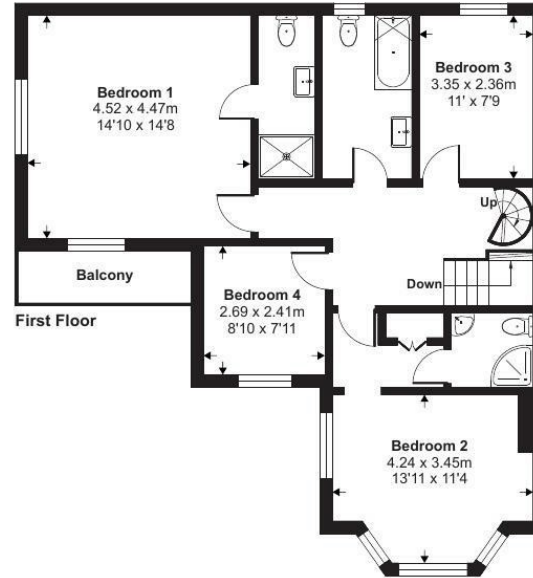




Denotes restricted head height

Approximate Area = 1308 sq ft / 121.5 sq m
 Limited Use Area(s) = 735 sq ft / 68.2 sq m
 Garage = 161 sq ft / 14.9 sq m
 Total = 2204 sq ft / 204.6 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). ©nitchecom 2024. Produced for Stags. REF: 1125031

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(54-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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