



Heron Ridge



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Timber Hill, Lyme Regis, Dorset DT7 3HQ

1 mile to the sea and Lyme Regis town centre.

A fully renovated detached property in a superb elevated position enjoying panoramic views of both coast and countryside.

- Detached bungalow
- Elevated position with incredible panoramic views
- Detached double garage
- Freehold
- Lyme Regis
- Four bedrooms
- Parking for 6 cars
- Elegant, spacious accommodation
- Council tax band G, EPC D
- Close to the sea!

Guide Price £975,000

SITUATION

Lyme Regis is a hugely popular and historic town forming part of the World Heritage Jurassic Coast. It is famous for its iconic Cobb, harbour and beautiful bathing beaches. The thriving town centre offers convenient and bespoke shopping of a surprising variety as well as a number of renowned popular restaurants and hotels. It has excellent walks and water sport facilities and within an area designated as an Area of Outstanding Natural Beauty (AONB). The market town of Axminster is within 4 miles with train services to London Waterloo and there is also excellent road and rail access further westwards into Devon and Cornwall.

DESCRIPTION

A fully renovated detached property in a superb elevated position enjoying panoramic views of both coast and countryside in a level plot of 0.4 acre. Heron Ridge sits well within its large plot with gardens to the rear and side and a sweeping driveway leading to ample parking and a detached double garage. Internally the property offers fully renovated accommodation on a single level with fantastic views from all windows.



ACCOMMODATION

An impressive living space encompassing the sitting and dining rooms leading into the partially open plan kitchen creates a sociable and flexible area with full length windows and doors looking straight out to incredible views of both sea and countryside. Cleverly zoned into 'rooms' to make use of the large light space, there are areas to sit and look straight out at the view or around a central seating area for evening relaxation. The kitchen has been well-designed offering maximum storage with a mix of drawers and cupboards in a muted sleek design which blends seamlessly into the living area. A separate utility room gives external access to the rear garden.

The four bedrooms are accessed via a hallway with a stylish shower room servicing three bedrooms, whilst the principle bedroom benefits from an en-suite and a walk-in dressing room.

Outside a large terraced area in front of the property offers seating to enjoy the views and al fresco dining, whilst the main garden sweeps around the side and rear, is mainly laid to lawn with established borders and trees. A driveway gives parking for several cars in addition to a detached double garage with gardener's loo attached.

SERVICES

Broadband - Standard up to 13Mbps, Superfast up to 55Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE and Three for voice and data services inside and outside. O2 is limited for voice and data services inside and outside and Vodafone available for voice services inside and 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).

Gas Vallient combi-boiler installed in 2020.

Standard brick and cavity construction under a tiled roof. The property was built in the 1970's, but fully modernised in recent years.

Mains water, drainage, gas.

DIRECTIONS

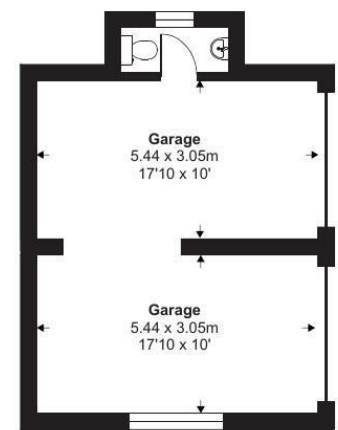
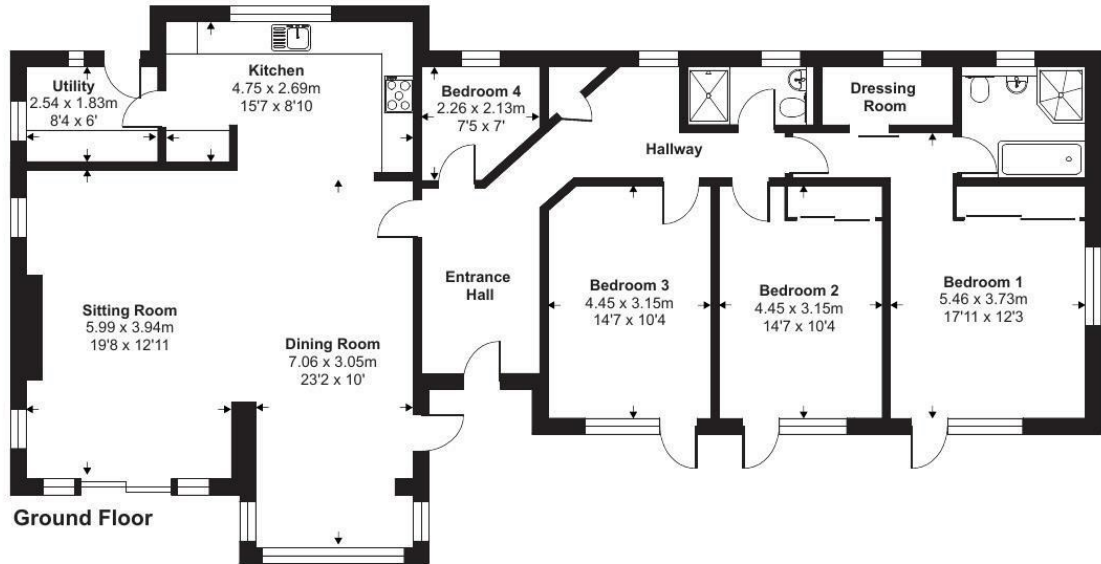
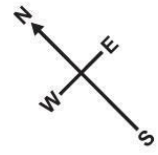
From the A3052 proceed in a Southerly direction onto Timber Hill. Heron Ridge will be found on your left hand side about 1/4 way down the hill via a splayed driveway. Please feel free to park on the driveway for your viewing

VIEWINGS

Please contact Stags Bridport to arrange an accompanied viewing.



Approximate Area = 1650 sq ft / 153.2 sq m
 Garage = 398 sq ft / 36.9 sq m
 Total = 2048 sq ft / 190.2 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: 1123823

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			80
(69-80) C		66	
(54-68) D			
(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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