



Lymelight



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West Hill Road, Lyme Regis, Dorset DT7 3LW

Town Centre/The Cobb 0.5 miles. Bridport 10 miles.

A very attractive individual detached contemporary style single storey residence with views to the sea over Lyme Regis and the surrounding countryside in a highly sought after residential road

- Contemporary style home
- Many impressive contemporary features
- 4 Bedrooms, 3 bathrooms (2 en-suite)
- Open plan living/dining room/kitchen
- Utility and boot/coat room
- Large front and rear gardens
- Parking to front and rear with garaging potential
- In all just under 1/5th acre
- Sought after residential cul-de-sac
- Freehold. Council Tax Band E

Offers Over £695,000

THE PROPERTY

Lymelight is a very impressive, contemporary style home offering stunning accommodation and many excellent features. The original bungalow dates back to circa 1965, of traditional character construction and under the previous ownership in 2014 to May 2016, was taken back to shell-like form and cleverly remodelled and refurbished to create a wonderful highly individual contemporary style home. The accommodation has been very well thought out with plenty of natural light and takes advantage of views to the sea over the town and the surrounding hills.

It enjoys a sunny front aspect with distant views to the sea over Lyme Regis and the surrounding countryside.

The many excellent features include gas-fired central heating (zoned and part underfloor), freestanding 2-way multi-fuel stove, aluminium powder coated double glazed windows and bi-folding doors, contemporary kitchen with slate worktops and stainless steel cooker range, solid oak flooring, contemporary oak veneer internal doors, solid oak front door, aluminium guttering, and very attractive bathroom/shower room fittings, featuring rolltop bath and rain showers.



The stunning open plan living/dining/family room/kitchen is the focal point, with full width bi-folding doors onto the south-facing terrace and gardens, separate utility room, rear boot room, principal bedroom suite comprising dressing room, en-suite bathroom/shower room and separate WC. Second bedroom with en-suite shower room and separate WC. Two further double bedrooms and bathroom.

The property would make an ideal permanent or second home or holiday letting investment.

OUTSIDE

The property enjoys landscaped and well stocked front and rear gardens.

The large front gardens enjoy the sunny southerly aspect and excellent views, being down to lawn together with a whole range of shrubs, adjoining elevated paved sun terrace and timber studio. The rear garden again is lawned plus shrubs and paved terrace, bicycle shed and garden shed.

There are off-road parking facilities to the front and also to the rear (vehicular right of way over a side driveway under the ownership of a neighbouring property), with garaging potential.

SITUATION

The property is pleasantly located in West Hill Road, a sought after residential cul-de-sac of good quality individual properties and enjoys a sunny aspect.

Lyme Regis is a picturesque and historic coastal town, famous for The Cobb and harbour. The town retains numerous historic buildings and offers good shopping, business and leisure facilities. It is located on the stunning World Heritage coastline, known as the Jurassic Coast and the immediate locality is designated as an Area of Outstanding Natural Beauty. Lyme Regis is a thriving community with numerous festivals plus sailing and boating activities. At nearby Axminster there is a mainline rail service to London and the historic market town of Bridport is within easy reach.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 66Mbps.

Mobile phone service providers available are EE, Three, O2 and

Vodafone for voice and data services inside and 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).

VIEWINGS

Strictly by appointment with Stags Bridport.

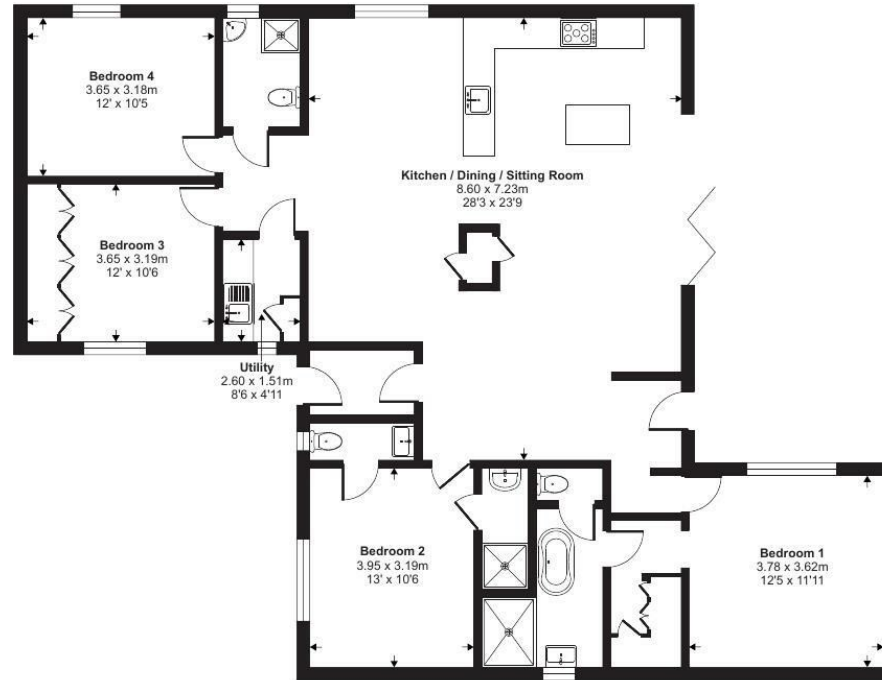
DIRECTIONS

From Lyme Regis town centre, go up Broad Street and turn right into Silver Street towards Uplyme. Continue over the mini-roundabout and take the 1st left into West Hill Road and bear right.



Approximate Area = 1510 sq ft / 140.3 sq m

For identification only - Not to scale



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Stags. REF: 1192427

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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