



Woodpecker, Timber Hill





# Woodpecker, Timber

, Lyme Regis, DT7 3HQ

Fantastic detached house with impressive sea and country views with potential to improve in an enviable position.

- Spectacular views of the sea
- Views from most windows
- Large lawned garden
- Highly sought after position
- Freehold
- Four to five bedrooms
- Garage and driveway
- Potential to improve
- Coastal town
- EPC D, CTB F

Guide Price £800,000

## THE PROPERTY

Enjoying some of the best sea views Lyme Regis has to offer, this property is all about it's wonderful location! The property itself is spacious with large windows allowing natural light to flood into the well proportioned rooms. On the ground floor is the kitchen, sun room, WC, living dining room with wood burning stove and exceptional views of the sea through the picture window. There are two further rooms which can either be used as bedrooms (with a bathroom nearby) an extra reception or an office. Upstairs are three bedrooms and a family bathroom.

Worthy of note is the ample storage the property offers as well as a large basement on the lower ground floor for storage.





## 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.

## OUTSIDE

Turning off Timber Hill there is a shared driveway (with next door) leading to a good sized private drive for Woodpeckers with space for 2-3 cars to park in front of a double garage with up and over door. The rear garden is mainly laid to lawn and slopes away from the house with spectacular, uninterrupted views of the sea and to the South West Coast path on one side.

## SERVICES

Mains drainage, gas fired central heating, mains electric. Standard construction with re-constituted stone elevations under a tiled roof.

Broadband - Standard up to 15Mbps and Superfast up to 80Mbps ultrafast up to 1000Mbps

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.)

## DIRECTIONS

The property will be found at the very bottom of Timber hill on the left hand side when heading down hill towards the town.

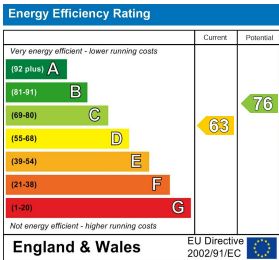
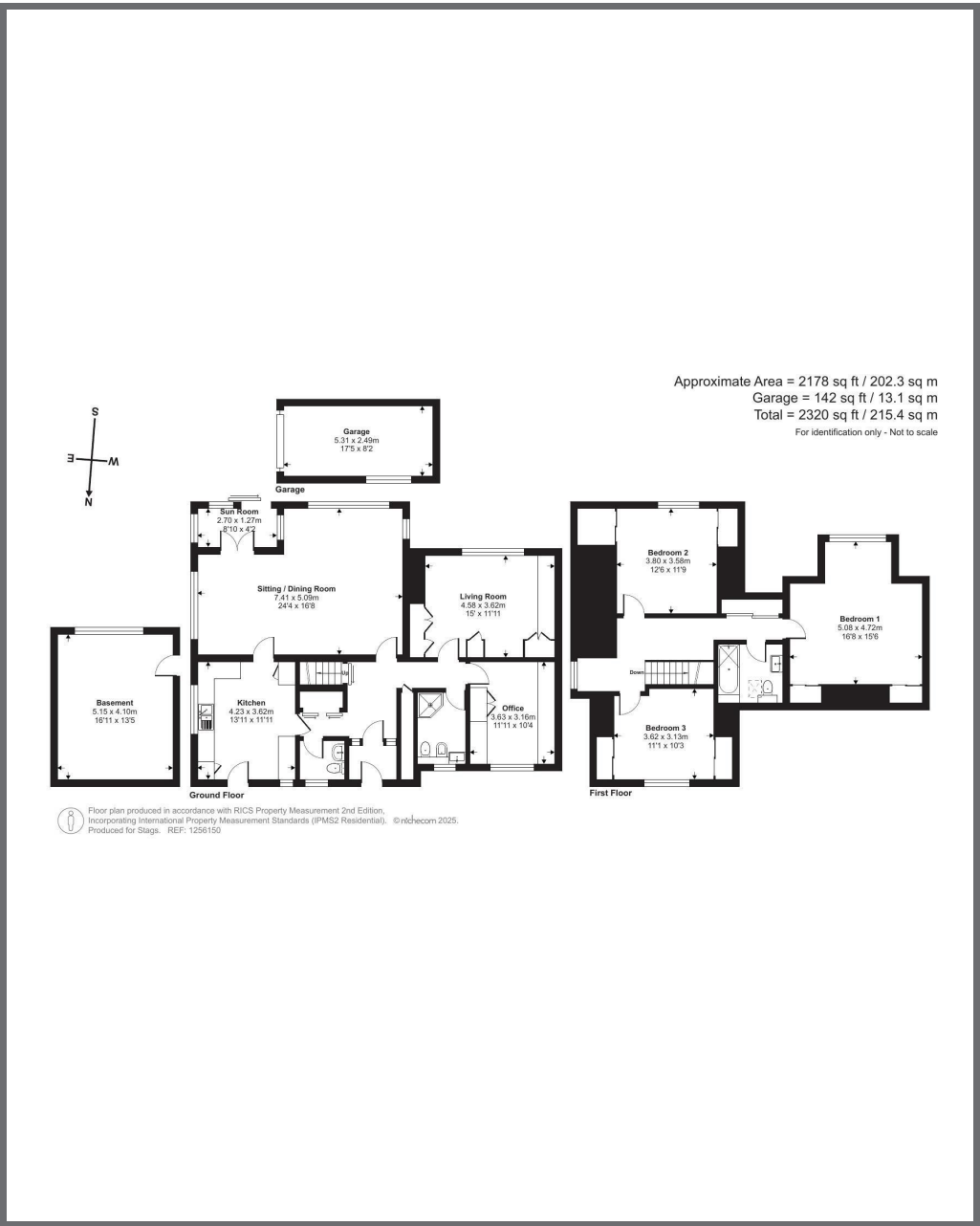
## VIEWINGS

Strictly via the selling agent Stags





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32 South Street, Bridport,  
Dorset, DT6 3NQ

bridport@stags.co.uk  
01308 428000



@StagsProperty

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