



1 Pine Walk











# 1 Pine Walk

Lyme Regis, Dorset, DT7 3LA

A rare opportunity to live in an exquisitely designed and considered coastal house with uninterrupted sea views offering privacy and calm in a peaceful location yet still within walking distance of amenities.

- Uninterrupted sea views
- Very high specification
- Parking, driveway, garage
- Two bedrooms
- Walk-in larder
- Eco credentials
- Award winning gardens
- Quiet position
- Walk-in wardrobe
- Freehold. CTB: F

Offers Over £1,450,000

## Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | [bridport@stags.co.uk](mailto:bridport@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



### The property

The house was built in 2006 of a rigid lightweight steel substructure with deep piles into the hillside with larch cladding and an inverted zinc roof supporting PV solar cells. Aluminium Schuco windows throughout are of the highest quality. It was later extended in 2018 adding the upstairs space, staircase and glass atrium. Designed to suit a couple rather than those needing lots of bedrooms, the space has been carefully curated to enjoy living in every space within it's beautiful landscape.

### Accommodation

On entering the property, the open plan entrance hall flows into the living and dining areas with a central fireplace with wood-burning stove for cosy winter nights. The full-length glass doors perfectly frame the spectacular garden and sea view and can be slid aside to create a seamless continuation between house and garden. A sun terrace stretches across the back of the house accomplishing the perfect outdoor seating and dining area to enjoy the garden with the sea as your backdrop and the sound of the waves below.

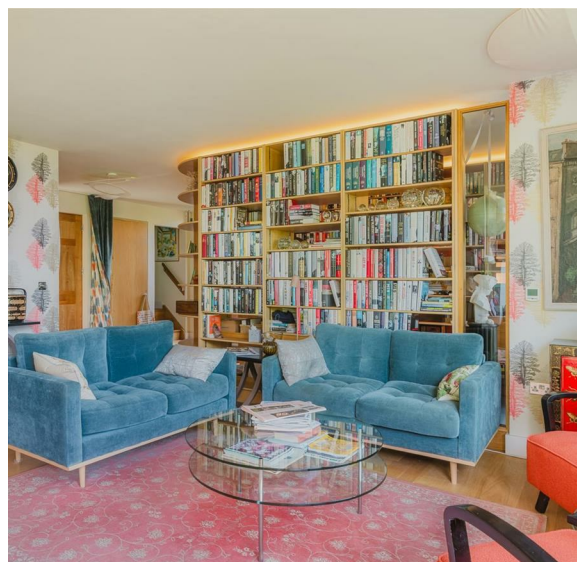
The kitchen is contemporary in style with Neolith worktops, soft close drawers, hidden storage, built in dishwasher, Neff built in eye level oven, Neff ceiling flush extractor and Neff large induction hob. Natural stone floor flows seamlessly between the kitchen and enviable walk-in larder.

A library or study has been cleverly designed with adjustable book cases creating a semi-private space to work or read. From here, a door leads to the winter garden, a glass garden room designed to house tender plants all year round providing a tranquil space to potter or sit in the colder months. The glazing is entirely bespoke with two temperature and rain sensitive automatically controlled panels.

The principle bedroom is located on the ground floor and adjacent to a walk-in wardrobe with bespoke shelving. Waking to the view of the garden through the full-length sliding glass doors ensures a good start to the day.

The luxurious bathroom with free standing bath and walk-in shower has a large picture window overlooking the enclosed atrium planted with mature ferns. The floor and walls are adorned tumbled white Italian marble.

The second bedroom on the first floor enjoys far reaching views over Lyme Bay towards Portland via the picture windows and sliding glass doors onto a large balcony overlooking the garden. Serviced by a beautiful en suite bathroom with walk-in shower.







### Garden

The garden has been beautifully tiered with a meandering path leading you through the subtropical planting scheme to seating areas positioned to take in the best of the Southerly aspect. Having won several local awards and recently featured on Gardeners World, this is a truly special place for those seeking to enjoy complete tranquillity amongst plants and flowers which ordinarily could not be grown owing to the micro-climate and atmosphere here. Amongst the ferns and palms at the lower section of garden sits a hidden studio room offering a quiet hideaway to read a book, or even work from home as well as a greenhouse to bring on seedlings and tender plants.

### Parking and driveway

The property is entered via double electric gates onto a granite cobbled driveway with parking for two vehicles with an additional space in the single garage. The garage has an electric door and an internal door into the house. There is plumbing and space for a washing machine and dryer in the garage as well as a large Belfast sink.

### Useful information

Gas fired central heating with under floor heating throughout the ground floor. Radiators upstairs. mains drainage and water. There is an under ground rainwater harvesting system used to water the garden.

PV cells- Evacuated tubes for hot water. PV total module area 33.7m2 with peak power output 4.212 kWph

The property is alarmed with ground floor sensors.

There are three extra strong electric awnings over the terrace on the ground floor and the balcony upstairs. Electric blinds in the house will stay with the property.

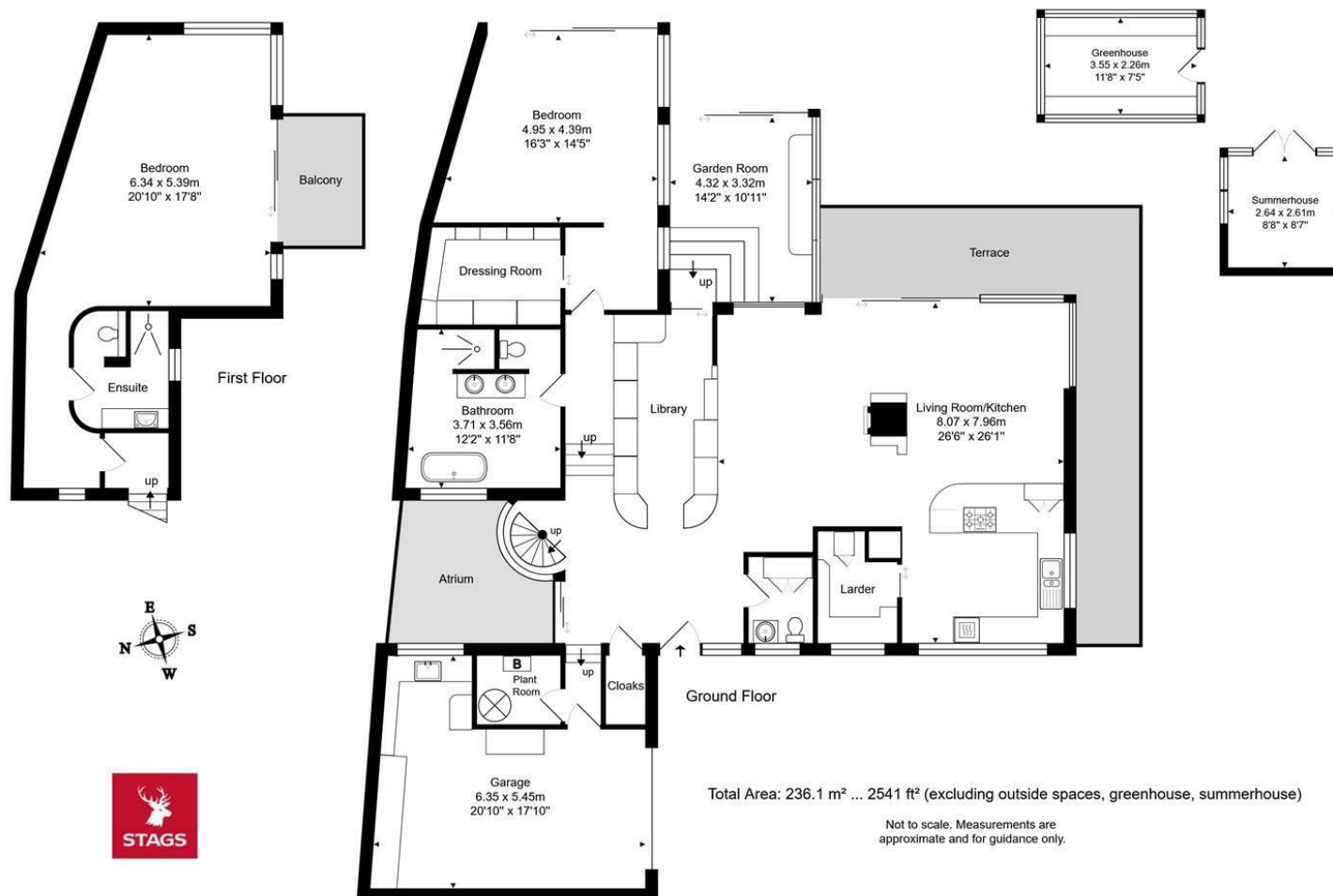
EE fibre broadband

\*There was a landslip in the garden on the right hand side when you look down the garden away from the house. It was reinstated to highest standard and claimed on insurance- with certificate of structural adequacy in place. (copy on file) Aviva have kept the insurance cover unchanged.\*

### Directions

From the centre of Lyme Regis proceed uphill onto Pound Road. Take the turning on your left into Holmbush car park and proceed through the car park onto Pine Walk. The property is the very last house on your left hand side. Please feel free to park on the driveway for your viewing. Our agent will open the gates for you.





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) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



