



The Crest







The Crest Sidmouth Road

Lyme Regis, Dorset, DT7 3ES

Town Centre/Seafront & Cobb 1 mile. Bridport 10 miles.

A very attractive and substantial individual detached house set in beautiful gardens and grounds, enjoying stunning sea views along the Jurassic Coast, in this highly sought after coastal town

- Impressive and well appointed individual house
- Very spacious 4024sqft
- 3 Reception plus conservatory
- Beautiful gardens, grounds and paddock
- Prime location in Lyme Regis
- Stunning sea and coastal views
- 5 Bedrooms, 5 bathrooms
- Double garage and workshop
- In all about 3.4 acres
- Freehold. Council Tax Band H

Guide Price £2,350,000

Stags Bridport

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THE PROPERTY

Offered for the first time on the market in 40 years and very special rare opportunity.

The Crest is a very attractive and substantial individual house, offering truly stunning sea views, well appointed accommodation and extensive gardens and grounds. The original house was built in the 1930s and has been subject to later additions and numerous alterations and improvements to create a lovely, comfortable, home.

The house is appointed to a very high standard and boasts excellent energy efficiency with a very high EPC 'B' energy rating. There is a zoned gas central heating/hot water system, pressurised hot water system, cavity wall insulation and PV solar panels with two slave batteries allowing cheaper electricity, double glazed windows/doors and a rainwater harvesting system.

The accommodation is well appointed with a quality kitchen with maple units, quartz worktops, Bosch 5-burner gas hob, Miele electric oven and warming drawer, Neff microwave, Bosch dishwasher and integrated fridge, matching well equipped utility and quality bathroom/shower rooms.

The house extends to a very generous 4,000sqft net floor area and all of the principal rooms face south, with 180 degree views over the lovely grounds and along Lyme Bay, Golden Cap, Chesil Beach and Portland beyond.

Extending to:

Ground floor - Entrance porch, reception hall, cloakroom, living room, second living room/summer lounge, conservatory, library/music room, inner hall, secondary stairs, kitchen/breakfast room, utility

First floor - Landing, principal bedroom suite comprising bedroom with built-in wardrobes, balcony and en-suite bathroom/shower room, second bedroom with balcony, shower room, inner landing, secondary stairs, third bedroom with en-suite bathroom and walk-in wardrobe, fourth bedroom with en-suite bathroom.

Second floor - Landing, fifth bedroom, en-suite shower room.

A further big and unique selling feature of the property are the beautiful and extensive south-facing landscaped gardens, grounds and paddock, extending to 2 acres, including an olive grove.

OUTSIDE

Brick paved driveway and parking area with detached double garage with remote control door.

Workshop with battery store and gardener's WC.

Beautiful and extensive landscaped, private gardens including large adjoining glass and chrome sided paved terrace, extensive lawns, gazebo, vegetable garden with raised beds and netting, summerhouse/store, orchard with apple, plum and pear trees, olive grove with more than 50 mature trees and hundreds of agapanthus, tractor store and large paddock with separate road access.





AGENTS' NOTE

- Plant and equipment, including tractors, by separate negotiation
- Plant pots excluded from sale

SITUATION

The Crest is well located to the west of Lyme Regis town centre in a private paved road/driveway, shared with 5 properties and well screened with mature/protected tree screening from Sidmouth Road.

Lyme Regis is a hugely popular and historic coastal town on the Jurassic Coast and famous for its iconic Cobb, beaches and stunning scenery. It is a very pretty town and offers excellent shopping, business and leisure facilities together with primary and secondary schools. The immediate area is designated 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 rail service to London Waterloo.

The city of Exeter, Exeter Airport and the M5 are all within about half an hour's driving distance.

SERVICES

All mains services. Zoned gas-fired central heating. PV solar panels. Rainwater harvesting system (5,500 litre tank with electric pump and plumbed to hose outlets).

Broadband - Standard up to 11Mbps 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).

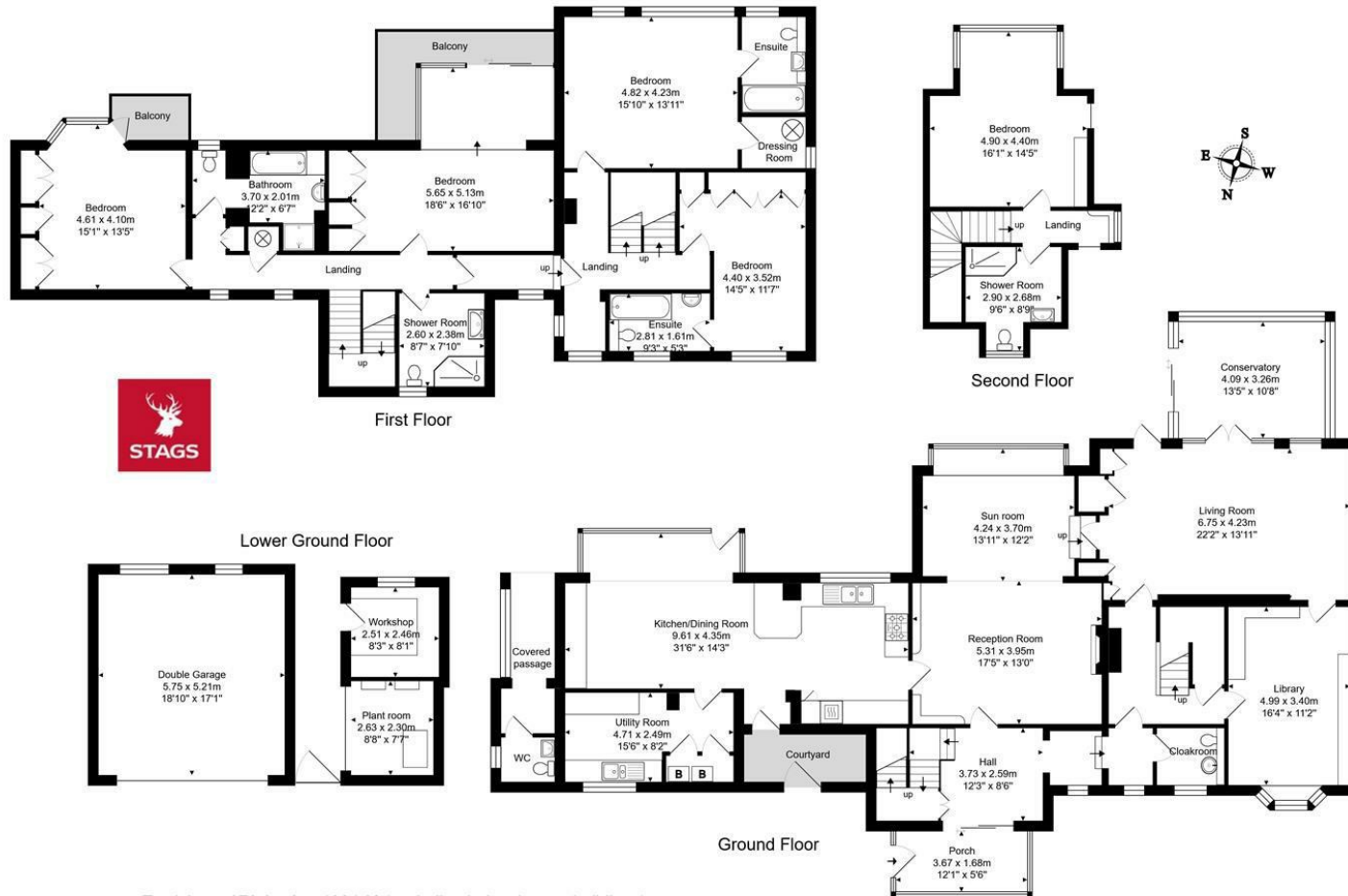
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

From Lyme Regis town centre go up Broad Street into Pound Street and up the hill onto Sidmouth Road. On passing Somers Road on the right, continue for a few hundred yards more and the entrance to The Crest will be seen on the left (look out for a private road).

What3Words:///systems.gravitate.faces



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





STAGS