



Wooly, Harcombe House



Wooly, Harcombe

Harcombe Road, Lyme Regis DT7 3RN

Lyme Regis/Jurassic Coast 3 miles. Axminster 3 miles.

A very attractive and well appointed new converted terraced house in a peaceful country setting, only a few miles from Lyme Regis and the Jurassic Coast.

- Newly converted
- Impressive contemporary specification
- Open plan kitchen/living/dining room
- Parking
- Close to Lyme Regis
- Generous 930sqft
- 4 Bedrooms
- Private garden and communal gardens
- Delightful country setting
- Freehold. Council Tax Band TBC

Guide Price £345,000

AGENTS NOTE

Nearing completion. Awaiting more photographs.

THE PROPERTY

A very attractive newly converted mid terraced house (one of only three), within the grounds of Harcombe House, a former period country house. The building work has been carried out to a very high standard and will benefit from a 10-year Build Zone Warranty.

Wooly offers contemporary accommodation with a generous net floor area of 930sqft.

The property boasts high energy efficiency/credentials, with an EPC high C rating. The many impressive features and specification includes infrared electric heating system, smart water system with potential connection to renewable energy/PV panels, well equipped contemporary kitchen with comprehensive appliances – electric oven, electric ceramic hob, cooker hood, integrated fridge/freezer, washing machine and dishwasher - attractive contemporary cloakroom/bathroom fittings, uPVC windows/doors, low voltage lighting, laminate wood flooring and fitted carpets.



The attractive accommodation enjoys views over the grounds of Harcombe House and adjoining woodland, briefly extending to:

Ground floor - Hall, cloakroom, open plan living/dining room/kitchen with bi folding doors, snug/bedroom 4

First floor - Landing, 3 bedrooms, bathroom.

The property is equally ideal as a main home, second home, long term or holiday letting investment

OUTSIDE

Two allocated parking spaces.

Long private fenced garden. External lighting, power points and water tap. Access to communal gardens and tennis court.

SERVICE CHARGE

Monthly service charge payable to Harcombe House Management Ltd, understood to be in the region of £111pcm.

SITUATION

Enjoying a delightful semi-rural setting in the hamlet of Harcombe on the Dorset/Devon border. Uplyme, 2 miles away, has facilities including a Post Office/shop/petrol station, church, school, village hall with cricket pavilion and play area and a friendly pub with a delightful beer garden. Just 3 miles away is the highly sought after and picturesque town of Lyme Regis on the stunning Jurassic Coast. The town offers convenience and bespoke shopping as well as good day to day amenities, health centre, well regarded primary and secondary schooling, library and a charming independent theatre. Lyme has a fantastic beach with golden sands, shallow waters and the famous Cobb. The whole area is designated as an Area of Outstanding Natural Beauty (AONB) and has excellent walking opportunities right on the doorstep.

SERVICES

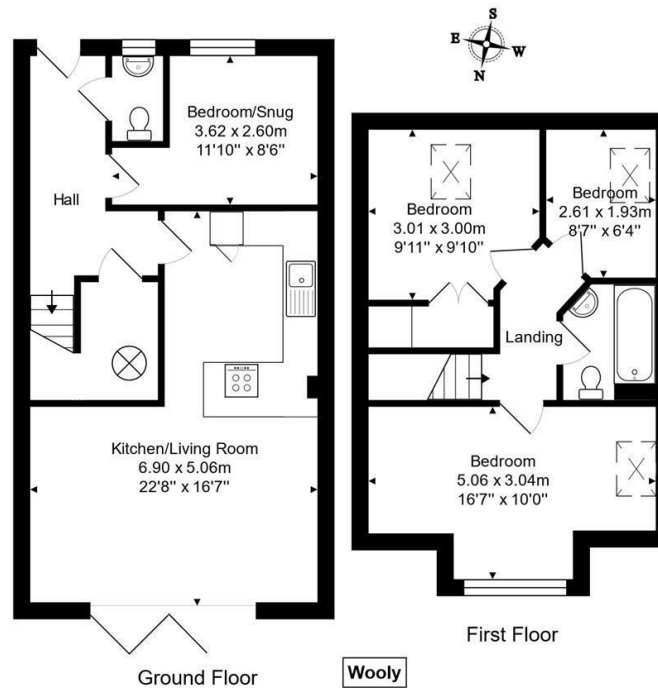
Mains electricity and water. Electric infrared heating. Smart water system. Shared septic tank.

VIEWINGS

Strictly by appointment through the sole agents, Stags Bridport.

DIRECTIONS

From Bridport follow the A35 towards Axminster. On reaching Romans Hill and just before the Devon sign, turn left into Red Lane and at the crossroads turn left into Harcombe Road and follow along the lane for approximately 0.6 miles. Harcombe House will be seen on the right.



Total Area: 86.6 m² ... 932 ft²

Not to scale. Measurements are approximate and for guidance only.

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			
(69-80) C			
(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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