



A STRIKING AND SUBSTANTIAL 6 BEDROOMED DETACHED EDWARDIAN HOUSE CLOSE TO THE TOWN CENTRE ENJOYING PANORAMIC VIEWS OVER LYME BAY AND THE WEST DORSET COASTLINE.



Stonebarrow View, Pound Road, Lyme Regis DT7 3HX
Guide Price £1,200,000

- Detached Edwardian House
- Superb Panoramic Coastal Views
- Beautifully Presented
- Many Original Features
- 6 Bedrooms – 2 with Ensuites
- Lounge and Separate Dining Room
- Well appointed Kitchen Diner and Utility
- Two Family Bathrooms
- Front and Rear Gardens
- Driveway Parking for Four Vehicles



'Stonebarrow View' is a striking and substantial detached Edwardian house built, we understand, in about 1906 with rendered elevations beneath a tiled roof.

The property has been under the current ownership for nearly 6 years, and is extremely well presented throughout. There are many original features which are typical of the period, with modern amenities including a beautiful kitchen diner/living area and stylish en-suite to the main bedroom.

The rear wing of the property has been utilised as a self-contained cottage, and has been long term let over a consistent period of time, providing a healthy income for the current owners, although the configuration of the property lends itself to the rear portion being incorporated back into the main part of the house.

The property is approached by a private driveway off Pound Road (shared by a small number of neighbouring quality houses) and occupies an elevated location, with the house enjoying spectacular views over Lyme Bay and the coastline. Whilst the property is tucked away and secluded, Stonebarrow View is only a few minutes walk from the town centre and sea front.

The Accommodation Comprises:

GROUND FLOOR

Front entrance door to:

Hall

With tiled parquet flooring, radiator, stairs rising to landing, telephone point. Doors to:

Lounge

14'4" x 13'10" (4.37m x 4.22m)

With bay window and double glazed sash units, wood laminate flooring, double glazed window to side, 2 vertical radiators, feature fireplace with timber mantelpiece and tiled surround and hearth, telephone point and TV point.

Dining Room

14'4" x 12'3" (4.29m x 3.73m)

With wood laminate flooring, bay window with double glazed sash units, coving to ceiling, 2 vertical radiators, feature fireplace with timber mantle and tiled surround. Step up via squared archway to:



Kitchen/Diner

30'3" x 11'9" (9.23m x 3.59m)

With tiled floor, dual aspect double glazed sash windows, matching shaker style wall and base units with quartz worktops and inset stainless steel 1.5 bowl sink and drainer, integrated 'Neff' electric oven and grill, 'Neff' induction hob and 'Faber' cookerhood, integrated dishwasher, space for fridge freezer, radiator, understairs cupboard. Door from kitchen to pantry cupboard/larder. Doors off kitchen to:

Utility

8'4" x 8'9" (2.54m x 2.67m)

With tiled floor, obscured uPVC door to outside, sash window to rear, wall and base units with wooden worktops, space for washing machine and tumbledryer, 'Worcester' combi boiler.

Boot Room

With quarry tiled floor, radiator, double glazed sash window to side. Door to:

Cloakroom/WC

With quarry tiled floor, double glazed window, WC, vanity unit with inset hand basin, extractor fan.

FIRST FLOOR

Landing

Carpeted, stairs to second floor, smoke alarm, 2 radiators, understairs cupboard, passageway to first floor of annexe, multi-pane door to balcony. Doors off to:

Bedroom 1

14'5" x 14' (4.40m x 4.27m)

With double glazed sash window, radiator, fitted wardrobes and chest of drawers, feature fireplace, double glazed window to side. Door to:

Ensuite

With tiled floor, dual aspect double glazed sash window, dual vanity unit with hand basins, feature fireplace, heated towel rail, panelled bath, WC, walk in shower.

Bedroom 2

14'5" x 13'1" (4.39m x 3.99m)

With double glazed sash window, radiator, feature fireplace.

Bedroom 3

13'1" x 11'10" (3.99m x 3.61m)

Carpeted, double glazed sash window, radiator, built in cupboard, feature fireplace.

Bathroom

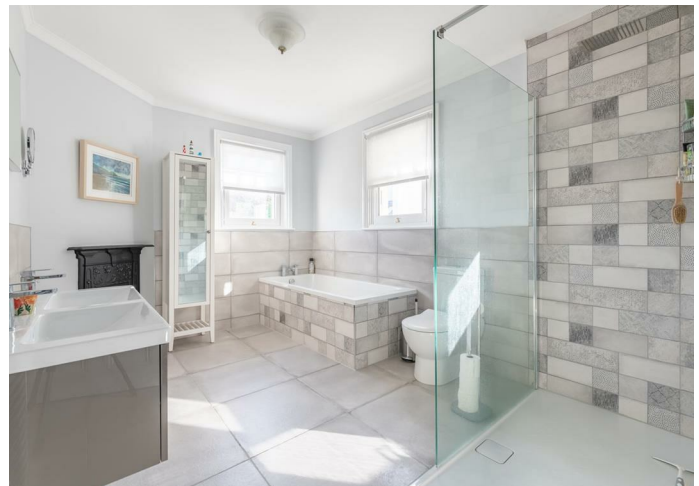
With vinyl flooring, double glazed windows, fully tiled, panelled bath with shower attachment, shower cubicle, pedestal hand basin, heated towel rail.

SECOND FLOOR

Bedroom 4

15'5" x 11'2" (4.70m x 3.40m)

With velux window and further single glazed window to front, built in cupboard, radiator. Door to:



Ensuite

With vinyl flooring, velux window, panelled bath within tiled surround and shower attachment, pedestal hand basin, WC, radiator, eaves storage, shaver point.

THE ANNEXE

Access via boot room from ground floor, with entrance door to:

Hall

With private obscured uPVC door from outside, radiator, understairs cupboard, stairs rising to landing. Door to:

Lounge

18'7" x 13'6" (5.66m x 4.11m)

With wood laminte flooring, 2 radiators, dual aspect double glazed windows. Squared arch to:

Kitchen

10'8" x 7'4" (3.25m x 2.24m)

With tiled floor, dual aspect windows, matching wall and base units with laminate worktops and inset stainless steel single bowl sink and drainer, integrated oven and induction hob, space for washing machine and fridge freezer.

FIRST FLOOR

Landing

With smoke alarm, single glazed window. Doors off to:

Bedroom 1

12' x 10'11" (3.66m x 3.33m)

With double glazed window, feature fireplace, picture rails, radiator.

Bedroom 2

11'2" x 9'5" (3.40m x 2.87m)

With single glazed window to side, radiator, picture rails.

Bathroom

With tiled floor and obscured window, radiator, vanity unity with inset hand basin, WC, shower cubicle, panelled bath, heated towel rail.

LOCATION AND OUTSIDE SPACE

Pound Road is situated off Pound Street, linking two of the main roadways to Lyme Regis town centre. The house is approached by a shared private driveway off Pound Road with a brick paviour parking area with space for 3 vehicles and pathways and steps leading to the front door. The sheltered front garden provides a lovely entertaining space, with two stone paved areas with herbaceous plants, gravelled patios taking advantage of the coastal and sea views, and a raised decked area with 'swim spa' with stunning views to the coastline.

The front roadside boundary is a stone wall with laurel hedge above, with the gravelled patio continuing to one side of the property with a substantial stone wall alongside and leading to a timber built covered porch off. Large garden shed and log store. The rear garden is tiered with gravelled areas interspersed with specimen trees, whilst to the higher level there is a large decking area (with sea views) and hot tub. To the side of the property there is a concreted parking space for one vehicle.



MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: G

Tenure: Freehold

Stonebarrow View is accessed via a private driveway shared with 4 other properties which is owned by a neighbouring property, 'Pound House'.

The Annexe (currently arranged to the rear over two floors) is occupied on an Assured Shorthold Tenancy. We understand that the current tenants are in occupation until 16th April 2024. Thereafter, the tenants will be holding over on the current lease, with notice provided accordingly upon a successful purchaser being found. Prospective buyers are encouraged to enquire with the office regarding further details, and if they wish to continue the current tenancy or in purchasing with vacant possession.

SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains and solar panels which generate a generous income for the current owners

Water: Mains

Drainage: Mains

Heating: Gas central heating

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

The house can be approached by either Silver Street or Pound Street. Proceeding up Silver Street towards Uplyme take the first left turning opposite The Mariners Hotel into Pound Road. Continue past the right turn to Hill Rise Road and the shared private driveway to Stonebarrow View and its neighbours is on the right with the property being the first on the left.

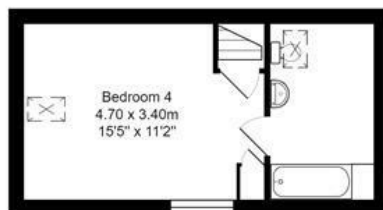


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	66 D
39-54	E		
21-38	F		
1-20	G		

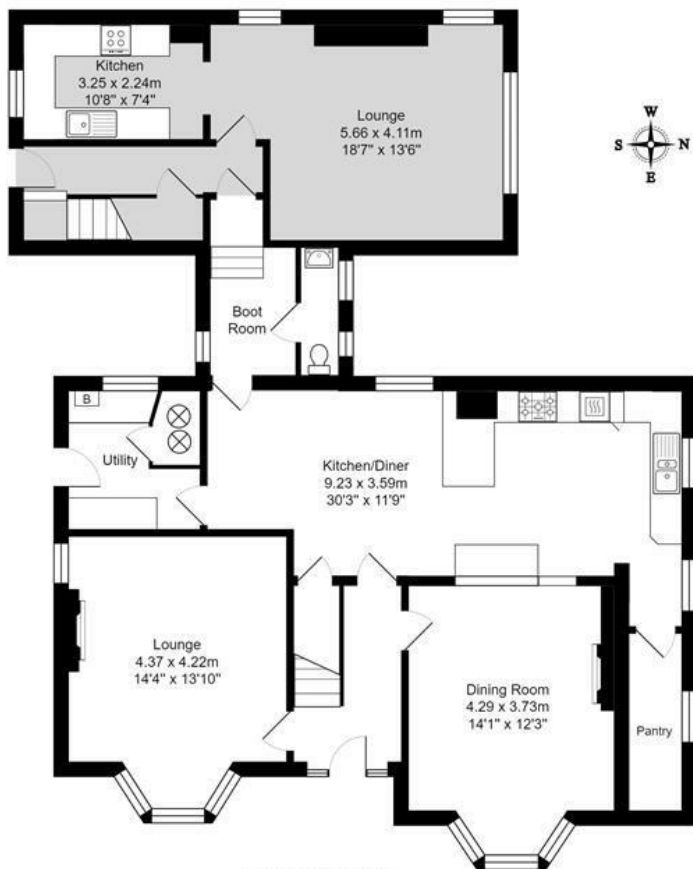
Stonebarrow View

Score	Energy rating	Current	Potential
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69-80	C		77 C
55-68	D	60 D	
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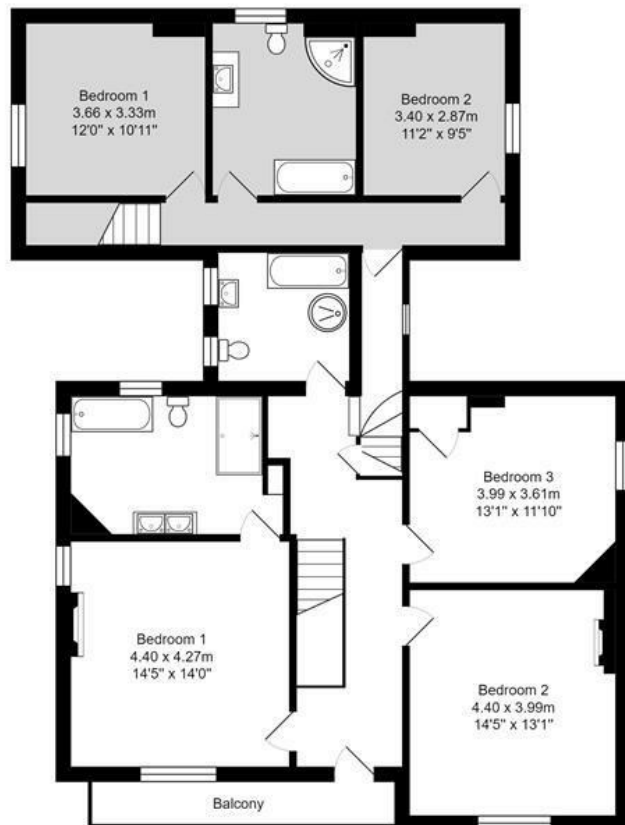
The Annexe



Second Floor



Ground Floor



First Floor

Total Area: 294.8 m² ... 3173 ft² (excluding balcony)

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

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4704**

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