



6, Barfleur Rise





6, Barfleur Rise

Lyme Regis, Dorset, , DT7 3QY

A beautifully presented 5 bed house, with studio annexe, garage and parking, situated in Lyme Regis, along the Jurassic Coast.

- 5 beds plus annexe
- Immaculate condition
- Double garage and workshop
- Gated driveway for several cars
- Freehold CTB: G
- Spacious and flexible layout
- Sea and valley views
- Principle bedroom with dressing room and ensuite
- Private and quiet position
- Solar and battery storage

Guide Price £1,150,000

Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | bridport@stags.co.uk

The London Office

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

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

THE PROPERTY

Set in the thriving coastal town of Lyme Regis, Barfleur Rise presents an exceptional opportunity to acquire a splendid detached house boasting five spacious bedrooms. This property is perfect for families seeking a serene yet vibrant lifestyle by the sea.

As you approach the residence, you will be greeted by its attractive façade, which hints at the comfort and elegance that lies within. The interior of the house is thoughtfully designed, offering ample living space that is both functional and inviting. Each of the five bedrooms provides a peaceful retreat, ideal for relaxation after a day spent exploring the stunning Jurassic Coast.

The open-plan living areas are perfect for entertaining guests or enjoying family time, with large patio doors that flood the space with natural light. The kitchen is well-equipped, making it a delightful space for culinary enthusiasts to enjoy.

Outside, the property benefits from a generous garden, providing a wonderful area for outdoor activities, gardening, or simply enjoying the fresh sea air. The location is particularly advantageous, as it is within easy reach of local amenities, schools, and the picturesque beaches that Lyme Regis is renowned for.

Built in 2016 by Bloor Homes and boasting a 5.4kW/h solar system with a 13.5kW/h battery and a recently installed Worcester Bosch boiler in April 2024.

In summary, 6 Barfleur Rise is a remarkable detached house that combines spacious living with a prime location. It is an ideal choice for those looking to embrace the coastal lifestyle in one of Dorset's most beloved towns. Do not miss the chance to make this delightful property your new home.





Presented to the highest standard this beautifully light coastal home offers the perfect blend of modern living, space and flexibility. The accommodation is cleverly arranged to create quiet spaces for relaxation and privacy with the added benefit of a separate annexe, perfect for multi-generational living or income potential. The wrap around gardens is close to National Trust land and offers complete privacy at the rear, with a large lawned area and terrace to sit out and enjoy the sunny aspect.

A large gated driveway allows parking for several vehicles with further parking for two cars in the integral garage.

A viewing is highly recommended to those seeking a quiet retreat in private grounds within walking distance to the sea and adjacent to the South West coastal path and all that the bustling town of Lyme Regis has to offer.

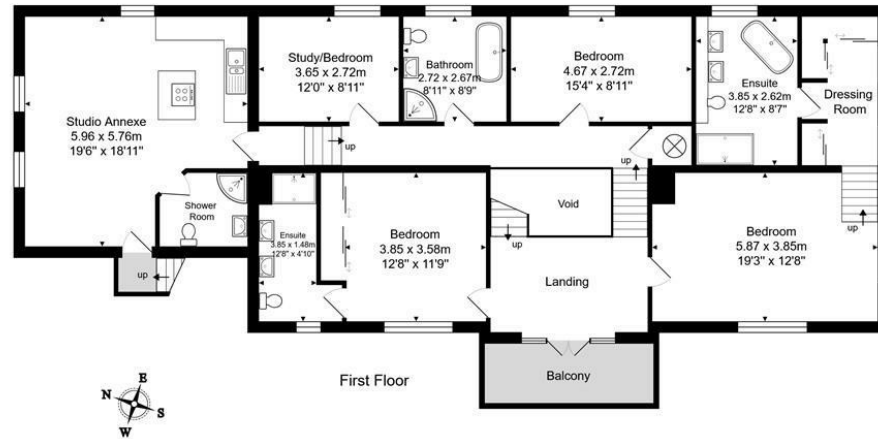
SERVICES

All mains services, gas fired central heating, standard brick and cavity construction.

Broadband - Standard up to 15Mbps and 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).



Total Area: 326.2 m² ... 3511 ft² (excluding balcony, void)

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	86	90
(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	



