



Symonds
& Sampson

Overcombe Lodge

Clappentail Lane, Lyme Regis, Dorset

Overcombe Lodge

Clappentail Lane
Lyme Regis
Dorset DT7 3LZ

A bright and spacious 1950s three bedroom detached house occupying a prime site providing stunning rural and coastal views over Lyme Bay located on the favoured western edge of the town.



- Detached three bedroom 1950s house
 - Prime private and secluded plot
 - Set away from passing traffic
 - Impressive country and coastal views
- Potential to extend subject to necessary consents
- Ample parking landscape gardens and garage

Guide Price **£875,000**

Freehold

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THE PROPERTY

Overcome Lodge provides a fine opportunity to acquire an individual 1950s detached house built principally of a brick construction, nestled amongst other high calibre homes.

ACCOMMODATION

The bright and spacious living accommodation has been adapted to provide an open plan environment, leading from the fitted kitchen through a dining area to a large principal reception room with woodburning stove. On the ground floor are a number of patio doors providing views of the established garden and rural views beyond giving direct access to a sizeable paved terrace.

The gracious reception hall and separate study are complemented by partial oak flooring and stylish oak internal doors.

On reaching the first floor, the views are truly apparent with most openings enjoying sea, coastal and far reaching rural views, merged with the convenience of a modern bathroom and en-suite facility to the principal bedroom. Other benefits include gas central heating and UPVC double glazing to most openings alongside a useful utility area and cloakroom.

A particular feature is the private and secluded setting being tucked away from passing traffic accessed off a private road, boarded by mature hedging and partial stone walling. On approach through the timber gate is a driveway providing ample parking which grants access to the garage and established gardens.





SITUATION

This tucked-away private location enjoys high degree of privacy and seclusion yet is within a comfortable walk to the town of Lyme Regis which features attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with various museums. Moments from the High Street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The



market town of Axminster, approximately 6 miles distant, provides a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

OUTSIDE

Overcome Lodge is accessed by an initial shared Private road. On approach there is a pair of timber gates granting to the large driveway providing considerable parking. As soon as you turn into the driveway, the views are immediately apparent.

GARAGE

Attached garage with store room at the rear.

GARDENS

The property sits centrally within its plot with the majority of garden laid lawn incorporating a variety of mature plants and shrubs. A particular feature is the wraparound Terrace which provides a stunning viewpoint to appreciate the rural and coastal views over the popular town of Lyme Regis within the ground is a garden shed and summer house.

SERVICES

Main electricity, water, drainage and gas
Broadband : Superfast available.
Mobile Network Coverage : Likely outside. Limited inside.
Source - Ofcom.org.uk



LOCAL AUTHORITY

Dorset Council.
Council Tax Band F.

MATERIAL INFORMATION

The property is located within an area with a low risk of flooding

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
A (91-100)	80
B (81-90)	65
C (69-80)	
D (55-68)	
E (49-54)	
F (45-48)	
G (35-44)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



Clappentail Lane, Lyme Regis

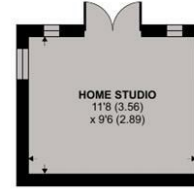
Approximate Area = 1541 sq ft / 143.1 sq m

Garage = 200 sq ft / 18.5 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 1852 sq ft / 171.9 sq m

For identification only - Not to scale



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1299189



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