



COMING SOON



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Colway Lane,Lyme Regis, DT7 3AR

A substantial five bedroom detached family home, set within approximately 1.43 acres of grounds.

- 5 Bedroom Family Home
- Set within 1.43 acres
- Double Garage
- Plenty of Parking
- Freehold
- Detached
- Private and Peaceful
- Large Reception Rooms
- Countryside Views
- Council Tax Band G

Guide Price £1,100,000

THE PROPERTY

Manor Cottage presents a rare opportunity to acquire a substantial five-bedroom family home, set within approximately 1.43 acres of mature gardens and grounds. Tucked away at the end of a private road, the property enjoys a peaceful and secluded setting whilst remaining within easy walking distance to the centre of Lyme Regis.

A much-loved family home, Manor Cottage has remained in the same ownership for almost 50 years. The accommodation is both spacious and well balanced, comprising a large and light-filled sitting room, with doors leading to the garden, a generous kitchen/dining room with direct access to the patio, and a comfortable snug, ideal for quieter evenings. There is also a downstairs shower room and utility room.

On the first floor are five well-proportioned double bedrooms, all enjoying pleasant views across the gardens and surrounding countryside. These are served by a family bathroom and separate shower room.

OUTSIDE

Outside, the property benefits from a substantial double garage with a useful room above, offering potential for a variety of uses, subject to planning. In addition, there are several outbuildings located both adjacent to the house and within the grounds, as well as ample parking.

The gardens and grounds are a particular feature of the property and represent a true rarity in Lyme Regis. Extending to approximately 1.43 acres, they are predominantly laid to lawn, gently sloping with a variety of mature trees, creating a peaceful and idyllic setting. A number of useful garden buildings, including a greenhouse and storage sheds, further complement the outdoor space.

SITUATION

Colway Lane is a well established and attractive residential lane within easy access of the town centre and seafront via a picturesque walk alongside the river and through the old town. Also nearby, at Timber Hill, is the golf club.

SERVICES

Services: All mains services connected. Gas-fired central heating. Broadband - Standard up to 15Mbps and Superfast up to 60Mbps. Mobile phone service providers available is EE for voice and data services inside and outside and Three, O2 and Vodafone for voice and data services 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

Viewings are strictly by appointment through Stags Bridport.

DIRECTIONS

What3Words///replays.violinist.visits



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		
(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 	

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