



A DETACHED CHALET BUNGALOW, SITUATED WITHIN A PRIVATE LANE AND
AFFORDING A SUPERB OUTLOOK TO THE SURROUNDING AREA



The Old Orchard, Colway Lane, Lyme Regis, Dorset DT7 3BD
Guide Price £625,000

- Detached Chalet Bungalow Located within a Private Lane
- Superb Views to Surrounding Area
- Spacious Lounge
- Contemporary Kitchen Diner
- Four Bedrooms
- Bathroom
- Utility
- Attractive Front and Rear Gardens
- Integral Double Garage and Further Store
- Driveway Parking



The Old Orchard is an attractive detached chalet bungalow, believed to have been constructed during the 1980's and situated on a private lane off Colway Lane.

Occupying an elevated, peaceful position, the property is set within well-established gardens including a lawned and decking area with pear trees interspersed, together with a gravelled area to the rear with pagoda. The property also affords wonderful views to the surrounding area and across the Lym Valley, whilst being within easy walking distance of the town centre via the River Lym.



The bungalow has been immensely improved under the current ownership during the past eight years, benefitting from a fabulous open plan, German-made 'Brigitte' kitchen diner with quartz worktops and integral 'Neff' appliances, whilst the first floor has been opened up considerably via the addition of a dormer extension to the rear, creating a beautiful family bathroom and a larger third bedroom. All bedrooms are of generous proportions, whilst the sunny balcony, accessed via the kitchen diner, is a truly pleasant space to enjoy during warmer periods.



Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.



The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

The Accommodation Comprises:

GROUND FLOOR



Entrance Hall

Wood laminate flooring, wall light, radiator, stairs to Landing. Coving to ceiling, further door to rear garden. Telephone point.

Bedroom 4

10' x 8' (3.05m x 2.44m)

Fitted carpet, ceiling light, double glazed window, radiator.

Utility

9' x 5' (2.74m x 1.52m)

Vinyl floor, strip light, radiator, opaque double glazed window, WC, free standing single stainless steel sink unit with dishwasher. Plumbing for washing machine. Coving.

Kitchen Diner

24' x 15' (7.32m x 4.57m)

Slate porcelain tiled floor with underfloor heating, spotlights, ceiling lights, coving to ceiling, sliding patio doors to balcony. 'Brigitte' matching wall and base units with quartz worktops. Integral oven and combi oven/microwave. Integral induction hob with 'Neff' cooker hood over, integrated dishwasher. Space for fridge freezer. Sink and drainer. Double glazed window to rear.

Balcony

Laid to decking, enclosed by brought iron balustrades. Outside wall lights.

Lounge

16'2 x 15' (4.95m x 4.57m)

Fitted carpet, ceiling light, double glazed window affording lovely views to surrounding area. Radiator. Coving. Woodburning stove. TV point.

FIRST FLOOR

Landing

Laminate flooring, ceiling light, double glazed window, Loft access, eaves storage.

Bathroom

Laminate flooring, spotlights, opaque windows, WC, free standing rolltop bath. Separate shower cubicle within a tiled surround. Wash hand basin within vanity unit. Radiator.

Bedroom 3

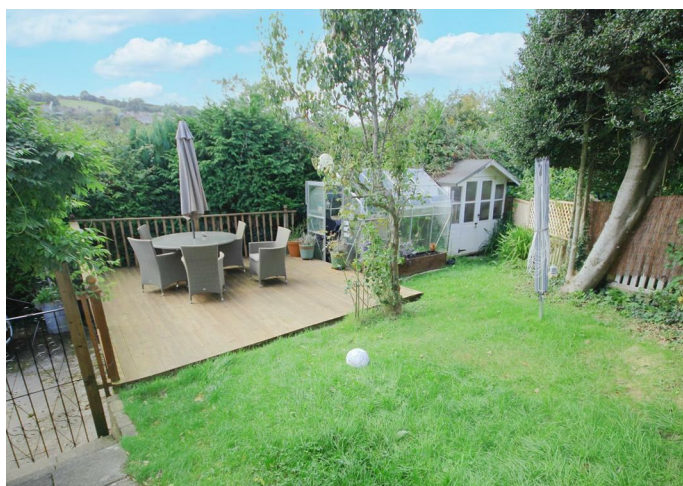
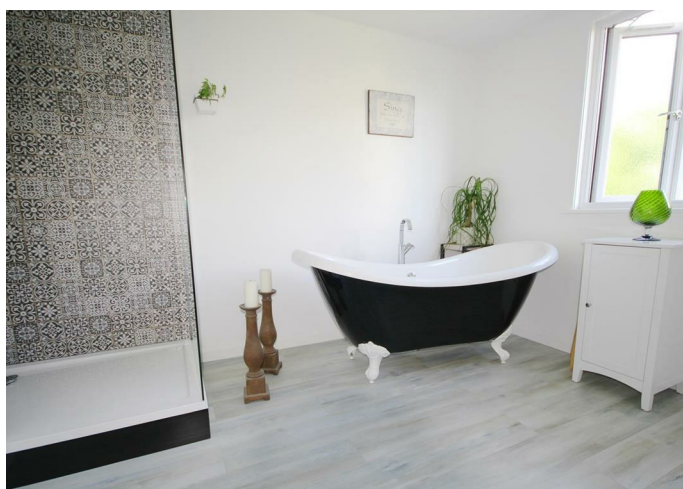
15' x 10' (4.57m x 3.05m)

Laminate flooring, spotlamps, velux windows, wall light, radiator.

Bedroom 2

15' x 10' (4.57m x 3.05m)

Fitted carpet, ceiling light, double glazed windows affording views, radiator.



Bedroom 1

15' x 10' (4.57m x 3.05m)

Laminate flooring, ceiling light, double glazed windows affording views, radiator.

OUTSIDE

Tarmacadam drive from private roadway affording parking space and leading to:

Integral Double Garage

16'6 x 15'10 (5.03m x 4.83m)

With double doors opening outwards, light and power.

Recessed area beneath balcony with paved floor. Outside tap.

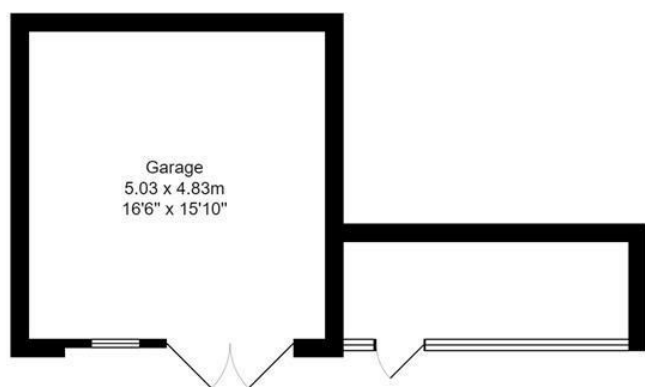
To the side of the property there is a lawned area and further decked area, whilst paved pathways either side of the property lead from the front to the rear garden.

The rear garden is mainly laid to gravel with small patio areas, with mature shrubs and small trees enclosed by high hedging and timber fencing. There is also a pedestrian rear gateway onto Talbot Road.

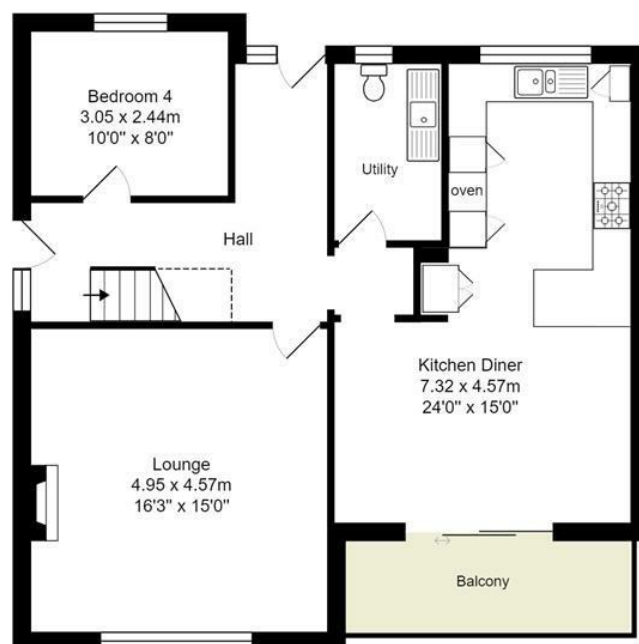


First Floor

Total Area: 178.3 m² ... 1920 ft² (excluding balcony)
Not to scale. Measurements are approximate and for guidance only.



Lower Ground Floor



Ground Floor

Local Authority

Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ
(01305) 251010

Council Tax Band

E

Directions

From the town centre, proceed up Broad Street, fork right into Silver Street in heading towards Uplyme. Take the third right turn into Haye Lane and in leading to Roman Road. Continue over the bridge at the bottom of the hill into Colway Lane and turn left just before Talbot Road into a private drive, with 'The Old Orchard' being found on the right hand side after a short distance.

Services

We understand that all mains services are connected but applicants should verify this with their own enquiries.

Viewing

Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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:
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 - 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. **S4529**

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