

STAGS

Orchard House,


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Orchard House,

Somer Fields, Lyme Regis, Dorset, DT7 3EZ

Nearly 3,000 sqft of living space arranged over three floors offering flexibility for multi-generational use in a wonderful coastal position with views of countryside and the Lyme Bay.

- Flexible accommodation
- Income potential
- Well designed, landscaped gardens
- Parking on driveway
- Freehold
- Multi-generation living opportunity
- Stunning coastal position
- Glass and views
- Highly desirable quiet area
- Council tax band G

Guide Price £1,150,000

Stags Bridport

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Situation

Situated on the sought after western side of Lyme Regis only minutes away from the harbour with its famous and ancient Cobb, sandy beaches and the town centre with its growing artistic community and bespoke shops. There is a wide range of shopping and leisure facilities including: Sailing, diving, fishing, golf, and bowls all nearby. Lyme Regis also has a theatre and is well served by several medical and dental practises, a well-known secondary school and is within easy reach of the renowned Colyton Grammar School. To the north is the market town of Axminster (6 miles) with a wider range of facilities along with a railway station on the London Waterloo line. There are international airports at Exeter (28 miles) and Bristol (60 miles). The renowned South West Coastal Path runs nearby offering immediate access to superb walks to both Lyme and its centre and through the wooded Undercliff with its bluebell woods.

Description

A superb contemporary, elegant house enjoying wonderful views of Lyme Regis and Lyme Bay in a quiet residential area. Arranged over three floors, the property offers much flexibility for a large family or those seeking multi-generation living opportunities or an income potential by letting out the self-contained ground floor level. The property was completely renovated and overhauled by the present owners who have created an extremely comfortable and well designed home which sits beautifully within it's coastal landscape.

Accommodation

Accommodation briefly comprises;
Top floor with entrance hall (with WC) from the front door leading to an open plan living room with wood burning stove and full length sliding glass doors, leading to a large balcony, enjoying panoramic views of coast and country. Clever glass 'pocket doors' allow the kitchen to be closed off from the sitting room or kept open plan. The kitchen has been beautifully designed with masses of storage hidden away behind handle-less soft close cabinets and drawers with a central island for informal dining and an induction hob. There are four eye-level built in ovens, a drinks fridge and built in dishwasher. Next to the kitchen, forming an l-shape is a cosy snug area used as a tv room currently.

Middle floor with three bedrooms and family bathroom. The principle bedroom enjoys an ensuite shower room and private, covered balcony offering a lovely place to enjoy a quiet morning coffee whilst enjoying the view.

Ground floor offers the option to be completely self contained with one double bedroom with fully equipped ensuite wet room, a beautiful open plan kitchen and living space with built in ovens and gas hob around a central island. There are full length glass doors directly onto a decked section of the garden. Underfloor heating services the whole ground floor.













Outside

Of note are the beautifully landscaped gardens with multi-level terracing gently tiering downwards away from the house with coastal planting schemes offering much texture and interest whilst remaining low-maintenance shrubs and plants leading into an orchard with established fruit trees and raised vegetable beds. There is a lovely summer house with power, light and decking, looking over the orchard as well as various seating areas and decks to enjoy the sun at different times of the day dotted about the peaceful gardens.

At the front of the house is a two car driveway (with ample additional on-street parking in the very quiet cul-de-sac) under the driveway is a large store area with ample space to store paddle boards, garden furniture and machinery. There are external access stairs from the garden to the middle floor. A handy pathway leads all the way around the house making access easy for maintenance to all areas.

Services

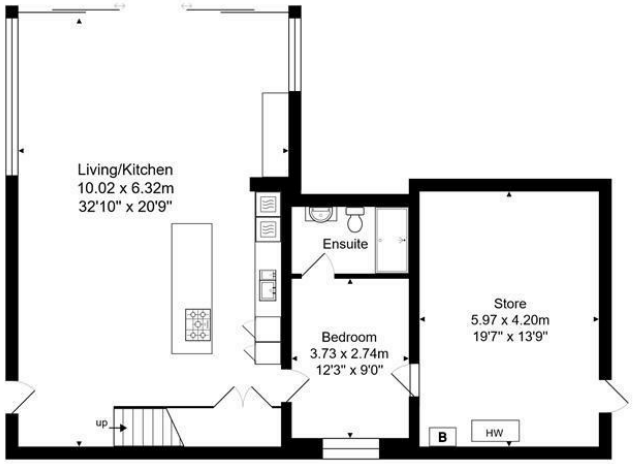
Gas fired central heating, mains drainage, water, electric. Standard Block and cavity construction under a tiled roof. Boiler is in the store room.
Electric blinds to feature windows. Alarm system.

Directions

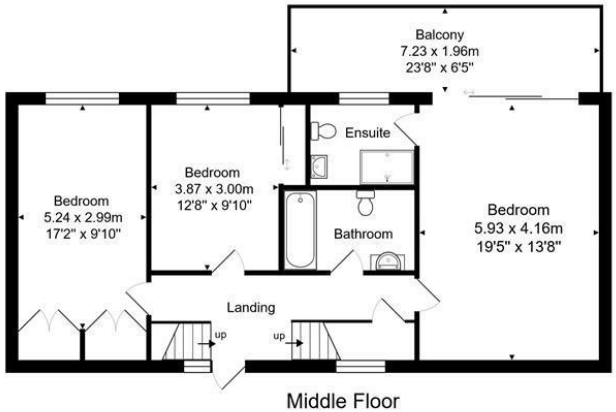
From Bridport, take the A35 west towards Lyme Regis. Follow the road through the town on the A3502 and continue up the road on Sidmouth Road. Turn right at the top of the hill into Somers Road and take right fork onto Somer Fields, where Orchard House will be found on your right hand side a short way along.

Viewings

Strictly via the selling agent Stags



Ground Floor



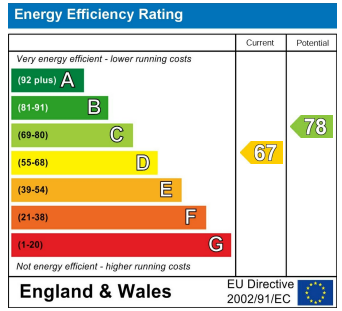
Middle Floor



Top Floor

Total Area: 272.4 m² ... 2932 ft² (excluding balcony)

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.










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