

# FORTNAM SMITH & BANWELL



**SUBSTANTIAL FAMILY HOME**

**RECENTLY FITTED STYLISH KITCHEN**

**LAWNED GARDEN & PATIO**

**5/6 BEDROOMS (WITH PRINCIPAL EN SUITE)**

**DRIVEWAY & DOUBLE GARAGE**

**SEA & COUNTRYSIDE VIEWS**



**2 Thornton Pearn Rise, Lyme Regis, Dorset, DT7 3NU**

**Guide Price £850,000**

**An attractive and very well appointed Georgian style family home, enjoying views over the Lym Valley to the sea and along the Jurassic coast. This substantial house situated on a popular small development on the edge of Lyme Regis with excellent schools and a good range of facilities close by.**



Completed in 2010 this substantial and well proportioned Georgian style family home is situated in a elevated position on a popular small development close to the excellent local schools and within reach of the towns shops, facilities, seafront & beaches. Set over three floors enjoying lovely rural views over the Lym valley and to the sea and West Dorset Coastline the property is presented to a high standard with quality fixtures and fittings throughout.

The accommodation briefly comprises: Entrance Hall Cloakroom. Stylish white gloss kitchen/diner with intregrated appliances and bifold doors opening to the rear garden. Utility room. Living room. On the first floor the principal bedroom has an en suite shower room. Two double bedrooms and a family bathroom. The upper floor accommodates two further bedrooms a shower room and a sixth bedroom or study. Externally a brick paved driveway provides parking leading to a double garage. To the rear is a sheltered private South facing patio and garden.

Lyme Regis is famed for its many historic connections and character buildings, and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has been designated a World Heritage Site commonly known as the Jurassic Coast, It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). Taunton and Exeter are within a radius of about 30 miles with access to the M5 motorway and the county town of Dorchester is a similar distance. Locally there are excellent primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



## Front entrance door with glazed panels to

### Entrance Hall

Stairs rising to the first floor. Oak floor. Radiator. Central heating thermostat.

### Cloakroom

Fitted modern white Roca suite with WC and corner sink. Extractor fan. Radiator. Oak flooring.

### Lounge 21' 9" x 12' 8" (6.62m x 3.86m)

Double aspect with UPVC double glazed window looking over the front garden. UPVC double glazed French doors opening to the rear garden. Living flame coal effect gas fire with stone surround and polished hearth. Two radiators.

### Kitchen/Diner 21' 8" x 10' 10" (6.60m x 3.30m)

Recently fitted with a range of stylish, contemporary gloss white units comprising base cupboards and soft closing pan draws with matching wall cupboards with concealed lighting. Quartz work surfaces and upstands with an inset 11/2 bowl sink with instant hot water tap. Inset AEG induction hob with AEG extractor hood above. Fitted AEG pyrolytic self cleaning oven. Concealed AEG dishwasher, fridge and freezer. Oak effect vinyl flooring. Double aspect with UPVC double glazed window to the front and bi fold doors open to the rear garden.

### Utility room 7' 1" x 6' 0" (2.16m x 1.83m)

Fitted base cupboard, shelving and store cupboard. Marble work surfaces with inset sink. Tiled floor. Appliance space for washing machine and tumble dryer. Wall cupboard housing gas boiler. UPVC double glazed window. Extractor fan.

### First floor

UPVC double glazed window. Airing cupboard housing hot water cylinder and slatted shelf. Stairs to second floor.

### Principal Bedroom 15' 11" x 10' 11" (4.85m x 3.32m)

UPVC double glazed window with sea and countryside views. Radiator.

### En suite

Large tiled shower with chrome fittings and glazed door. Wash basin and WC. Part tiled walls. Chrome heated towel rail. Extractor fan. UPVC double obscured glazed window. Karndean floor.

### Bedroom 2 11' 1" x 12' 8" (3.38m x 3.86m)

UPVC double glazed window with sea and countryside views. Radiator.

### Bedroom 3 10' 4" x 12' 8" (3.15m x 3.86m)

UPVC double glazed window looking over the rear garden. Radiator. Karndean floor.

### Bathroom

Fitted modern white suite comprising bath with centre tap and shower attachment. Wash basin and WC. Part tiled walls. Chrome heated towel rail. Extractor fan. UPVC double obscured glazed window. Karndean floor.

### Second Floor Landing

UPVC double glazed window. Storage area. Radiator.

### Bedroom 4 11' 8" x 10' 10" (3.55m x 3.30m)

UPVC double glazed dormer window with excellent views to the sea, coastline and across the Lym valley. Radiator. Karndean floor.

### Bedroom 5 11' 8" x 12' 9" (3.55m x 3.88m)

UPVC double glazed dormer window with excellent views. Radiator. Hatch to roof space. Karndean floor.

### Bedroom 6/Study 7' 9" x 12' 9" (2.36m x 3.88m)

UPVC double glazed dormer window to the rear. Radiator. Karndean floor.

### Shower Room

Tiled corner shower with chrome fittings and glazed door. Wash basin and WC. Part tiled walls. Obscure double glazed dormer window. Chrome heated towel rail. Extractor fan. Karndean floor.

### Outside

Block paved driveway providing parking. Double garage 17'11 x 20'6 Twin electrically operated doors. Fitted power and light. Front garden enclosed by low wall and hedge. Block paved pathway to front door. Pedestrian side gate to rear garden. Sunny south facing garden with a sheltered private patio. Outside tap, electric point and lighting. Steps to lawned garden with mature planted borders, hedge and fruit trees.

### Services

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, photographs and floorplans are provided for guidance only.

### Agent Notes

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### Local Authority

Dorset county council. We are advised that the property is tax band F. EPC Band C.



#### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.**

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

#### **DATA PROTECTION ACT 1998**

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