

FORTNAM SMITH & BANWELL



PERIOD FAMILY HOME

FIVE BEDROOMS

**FEATURE ENTRANCE HALL WITH
GALLERIED LANDING**

KITCHEN/BREAKFAST ROOM

BEAUTIFUL MATURE GARDEN

PARKING



Amberley, View Road, Lyme Regis, Dorset, DT7 3AA

£865,000

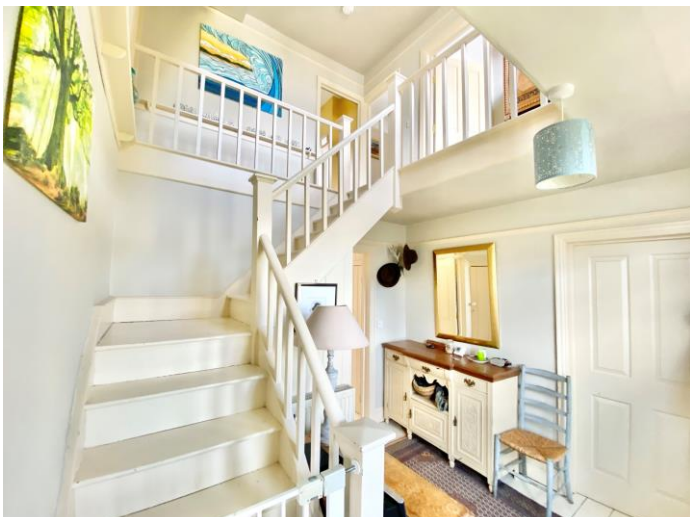
Situated in a popular residential location a short walk from the bustling town centre and lovely beaches, Amberley is a tastefully presented and spacious detached period family house.



Retaining many original features the generous accommodation comprises a feature entrance hall with a galleried landing, a sitting room with a bay window and woodburner and a door opening to a garden room. A separate reception room could be a formal dining room or study. The kitchen breakfast room with doors to the rear garden and an adjacent W.C, and shower room is fitted with bespoke units and a stylish Evershot range. On the first floor there are four bedrooms and a family bathroom.

The second floor attic suite has a more contemporary feel with Velux window giving glorious views over the town, to the sea and West Dorset coastline and a Velux Cabrio balcony looking over the rear garden. Externally to the front is a garden and parking space with additional parking to the rear. The rear garden could be described as an oasis. Planted with specimen shrubs and palms with a sheltered patio, a store shed and vegetable 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 recently 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 primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



ENTRANCE HALL: 10' 5" x 10' 0" (3.17m x 3.05m)

Front entrance door and side panels with leaded stained glass detail. Understairs cupboard. Painted floor boards. Picture rail. Stairs rise to first floor galleried landing. Radiator.

SITTING ROOM: 16' 0" x 11' 11" (4.87m x 3.63m)

Period fireplace with painted surround housing wood burner. Triple sash bay window fitted with Thomas Sanderson plantation shutters and window seat. Recessed lighting. Picture rail and painted floor boards. Radiator.

GARDEN ROOM: 11' 11" x 7' 1" (3.63m x 2.16m)

Tiled floor. Velux windows. Cupboard housing hot water tank. Door and double glazed windows to the rear garden. Radiator.

DINING ROOM: 10' 8" x 10' 2" (3.25m x 3.10m)

Fireplace with painted surround housing wood burner. Triple sash bay window fitted with Thomas Sanderson Plantation shutters. Radiator. Picture rail and painted floor boards.

KITCHEN/BREAKFAST ROOM: 19' 6" x 9' 1" (5.94m x 2.77m)

Fitted with a range of bespoke hand painted units with solid wood and granite work tops with patterned tiled surrounds. Inset double sink with mixer tap. Wall cupboards and shelving. Appliance spaces for washing machine, slim line dishwasher, fridge freezer and microwave. Fitted stylish Evershot range with stainless steel extractor hood above. Recessed lighting and painted floor. Radiator. Built in larder cupboard with shelving. Additional cupboard housing Vaillant gas boiler. Double glazed French doors and sash window looking over the rear garden. Door to:

SHOWER ROOM/W.C:

White suite comprising W.C, wash basin and shower. Tiled walls and floor. Double glazed window. Extractor fan and heated towel rail.

GALLERIED LANDING:

A particular feature of the property with painted floor boards and stairs. Picture rail and sash window. Radiator.

BEDROOM 2: 12' 0" x 9' 7" (3.65m x 2.92m)

Picture rail, radiator and painted floor boards. Triple sash bay window to the front.

BEDROOM 3: 10' 8" x 10' 2" (3.25m x 3.10m)

Triple sash bay window to the front. Original fireplace with cast iron surround. Picture rail and painted floor boards. Radiator.

BEDROOM 4: 10' 8" x 9' 2" (3.25m x 2.79m)

Sash window with shutters looking over the rear garden. Painted cast iron fireplace. Picture rail and radiator.

BEDROOM 5/STUDY: 11' 10" x 6' 0" (3.60m x 1.83m)

Sash window with shutters looking over the rear garden. Picture rail, radiator and painted floor boards.

FAMILY BATHROOM:

Fitted with a white suite comprising W.C. Wash basin and bath with shower and screen. Marble tiled surrounds. Checker board vinyl flooring. Radiator. Sash and casement window to the rear. Staircase from the galleried landing rises to:

PRINCIPAL BEDROOM: 25' 7" x 11' 4" (7.79m x 3.45m)

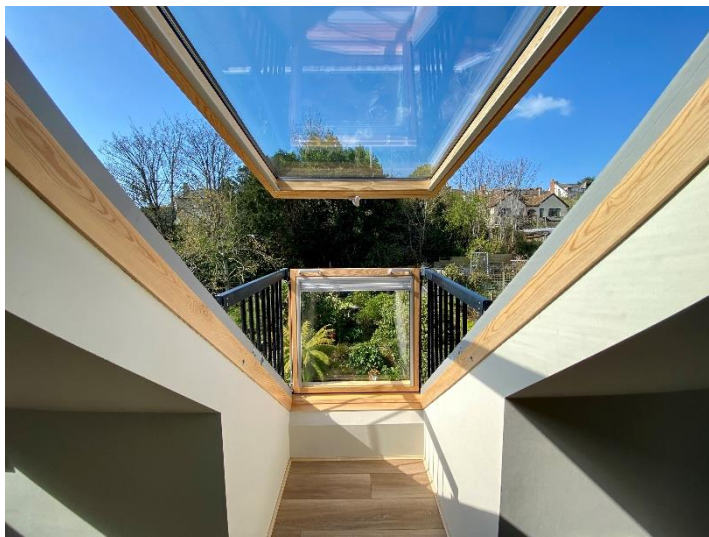
A contemporary loft conversion with Velux windows to the front having fine views over the town to the sea and along the West Dorset coastline. Further Velux windows to the rear and 2 double height Velux windows one being a Velux cabrio balcony with views over the rear garden. Recessed lighting, period style radiator, eaves storage cupboards, built in shelving units and laminate flooring.

SHOWER/DRESSING ROOM:

White suite comprising W.C., marble topped vanity unit with basin and mixer tap. Tiled surrounds. Glazed shower. Period style radiator, 2 Velux windows and eaves storage. Built in wardrobe.

OUTSIDE:

To the front of the property, bordered by a low brick wall topped with metal railings. A pedestrian gate and path leads to the front door. A driveway provides parking space with a gate to the rear garden. The rear garden is worthy of particular note with an interesting variety of specimen plants, shrubs and palms. From the gravel seating area adjacent to the house paths meander through the garden to a raised patio with a raised garden to the rear with a timber shed and vegetable plot. Additional parking space is accessed from a lane shared with neighbouring properties.



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

Personal information provided by customers wishing to receive information and/or services from the estate agent and Property Sharing Experts (of which it is a member) for the purpose of providing services associated with the business of an estate agent but specifically excluding mailing or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify us.