



A SUPERBLY PRESENTED AND APPOINTED 1930'S HOUSE, SET WITHIN 0.75 ACRE WITH GLORIOUS PANORAMIC SEA AND COUNTRY VIEWS.



Bracken Bank, Timber Hill, Lyme Regis, Dorset DT7 3HQ
Guide Price £1,300,000

- Detached 1930's House
- Sought After Location
- Stunning Panoramic Views to Surrounding Area
- 4-5 Bedrooms (2 with Ensuite Shower Rooms)
- Spacious Lounge
- Kitchen Diner and Utility
- Family Bathroom
- Gardens of 0.75 Acre
- Driveway Parking and Garage

Bracken Bank is an individual detached house which was traditionally built in the 1930's. It has been upgraded by the current owners during their tenure, and offers generous living space which blends features of the period with modern living requirements.

Owing to its superb location to the eastern side of Lyme Regis and its elevated position, the property benefits from glorious panoramic views to the sea, across the town and across the valley toward Uplyme. The house is tucked away amidst landscaped terraced gardens of 0.75 acre, and further benefits from ample driveway parking and single garage.

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 Porch

With double glazed window to side. Part obscured glazed door to:

Entrance Hall

With timber panelling, original oak flooring, radiator, understairs cupboard, stairs to landing and doors to:

Lounge

16'8" x 13'7" (5.08m x 4.14m)

With open fireplace and woodburning stove. Bay window with double glazed units and large double glazed window to side affording views. Wall lights. TV point. Radiator.



Kitchen Diner

27'5" x 14'9" (8.36m x 4.50m)

With wood laminate flooring throughout. Large double glazed window to side affording views. Sliding patio doors to outside. Matching shaker style wall and base units with quartz worktops and inset 1.5 bowl stainless steel sink and drainer with pillar tap. 'Siemens' induction hob, cooker hood and integral electric oven and grill. 2 Radiators. Further door to hall.

Multi-panel door from kitchen to:

Utility

11'7" x 6' (3.53m x 1.83m)

With doors leading to outside. Built-in cupboards and base units with quartz worktops and inset stainless steel single bowl sink and drainer. Space for undercounter fridge freezer and plumbing/space for washing machine and dishwasher. Radiator. Tiled flooring.

Doors to:

Cloakroom

With WC, obscured double glazed window, radiator, hand basin and vanity unit.

Cupboard

Housing hot water system.

Further door providing internal access to garage.

FIRST FLOOR

Landing

With feature stained glass obscured window. Further spiral staircase leading to second floor. Wall lights. Radiator. Doors to:

Bedroom 1

14'9" x 14'10" (4.50m x 4.52m)

With double glazed window to side, sliding double glazed doors to balcony with glass balustrade. Radiator. Door to:

Ensuite

With wood effect vinyl flooring. WC. Hand basin with vanity unit. Shower cubicle with thermostatic shower in tiled surround. Vanity mirror. Shaver point. Heated towel rail.

Bedroom 2

11'5" x 13'8" (3.48m x 4.17m)

With lobby and built in cupboards/wardrobes. Arch to bed with dual aspect double glazed windows. Radiator. TV point.

Ensuite

With wood effect vinyl flooring. WC. Hand basin with vanity unit under. Shower cubicle with thermostatic shower in tiled surround. Vanity mirror. Shaver point. Heated towel rail.



Bedroom 3

11'1" x 7'9" (3.38m x 2.36m)

With dual aspect double glazed windows. Radiator.

Bedroom 4/Study

8'9" x 7'11" (2.67m x 2.41m)

With double glazed window. Radiator.

Bathroom

With wood effect vinyl flooring. WC. Panelled bath within tiled surround and thermostatic shower over. Vanity unit with inset hand basin. Heated towel rail. Double glazed window. Vent.

SECOND FLOOR

With door off small landing to:

Loft Room

15'3" x 13'5" (4.65m x 4.09m)

With velux windows and eaves storage. Part exposed timber beams.

Garage

17'4" x 8'11" (5.28m x 2.72m)

With up and over electric door, light and power.

LOCATION, ACCESS AND OUTSIDE SPACE

'Bracken Bank' is situated within the popular area of Timber Hill, which provides lovely walks to surrounding National Trust land and within easy access to both Lyme Regis and Charmouth. The property is approached from Timber Hill via a 5 bar timber gate, which leads to the front of the house to the parking for the property and along the upper side to the garage, with an electrically operated up and over door, light and power. The gardens are formally arranged and laid to landscaping terracing, which lie mainly on the south and west side to take advantage of the views. They provide extensive grassed areas interspersed with a variety of shrubs and trees, with natural flower beds, stone walling, a spacious paved patio enjoying views as well as a greenhouse (26' x 10' / 7.92m x 3.05m).

LOCAL AUTHORITY

Dorset Council, South Walks House, South Walks Road,
Dorchester DT1 1UZ
Council Tax Band: G

SERVICES

We understand the property is connected to all mains services, although applicants should verify this with their own enquiries.

VIEWINGS

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From the town centre, proceed down Broad Street, through the traffic lights into Church Street and the Charmouth Road. About 1/2 mile up the hill, turn right into Timber Hill, following the road around to the left, and Bracken Bank will be found towards the top of the hill on the left.





Total Area: 187.6 m² ... 2019 ft² (excluding garage)
 Not to scale. Measurements are approximate and for guidance only.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 59 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.
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 - 2.4 All measurements are approximate and for guidance only.

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