



The Conifers



**STAGS**

# The Conifers

3 Dragons Hill, Lyme Regis, Dorset DT7 3HW

Lyme Regis 1 Mile Bridport 11 Miles

A unique proposition ripe for development (STRC) with stunning sea views in Lyme Regis set in 0.6 Acre.

- Spectacular Sea and Coastal Views
- Exceptional Plot with Further Opportunity
- Spacious 3 Bedroom Bungalow
- Mature Gardens of 0.6 Acre
- Detached Double Garage

Offers In Excess Of £700,000

## THE PROPERTY

The Conifers sits in a prime elevated position on the Eastern fringes of the popular coastal town of Lyme Regis within a generous plot of approximately 0.6 of an acre. The bungalow has been owned by the family for many years and would lend itself to a degree of modernisation or reconfiguration from a new owner which would certainly suit the plot, where there is ample opportunity.

The property is currently configured as a three-bedroom home benefiting from two generous bedrooms with storage and en-suites, there is a cloakroom, a decent kitchen diner and a well-proportioned dual aspect sitting room, perfectly positioned for the views. The home also has a handy and well-placed utility to the rear. The Conifers could well be extended or renovated (STRC) to make the most of the plot and the exceptional vantage point. On a clear day the Cobb, Lyme Bay and the Lym valley can be taken in along with the sea, there are also splendid views across the gardens and grounds.



## OUTSIDE

Outside the property is approached via its own private drive with parking for several vehicles, beyond which is a detached garage with a viewing platform above. The plot extends to over 0.6 acre in total and has an abundance of further opportunity and an extensively planted, mature garden.

## SITUATION

The Conifers is approached via Dragons Hill and is situated at the end of the no through road offering a very private position and an attractive approach that alludes to exclusivity. The property is within easy reach of the picturesque and historic coastal town of Lyme Regis, famous for The Cobb and harbour. The town is located on the stunning Jurassic Coast World Heritage site and within the West Dorset Area of Outstanding Natural Beauty. Lyme Regis is a thriving community with good shopping, business and leisure facilities and cultural experiences to suit all tastes. At nearby Axminster there is a main line service to London and the historic market town of Bridport is also easily accessible.

## SERVICES

Mains water, drainage and gas.

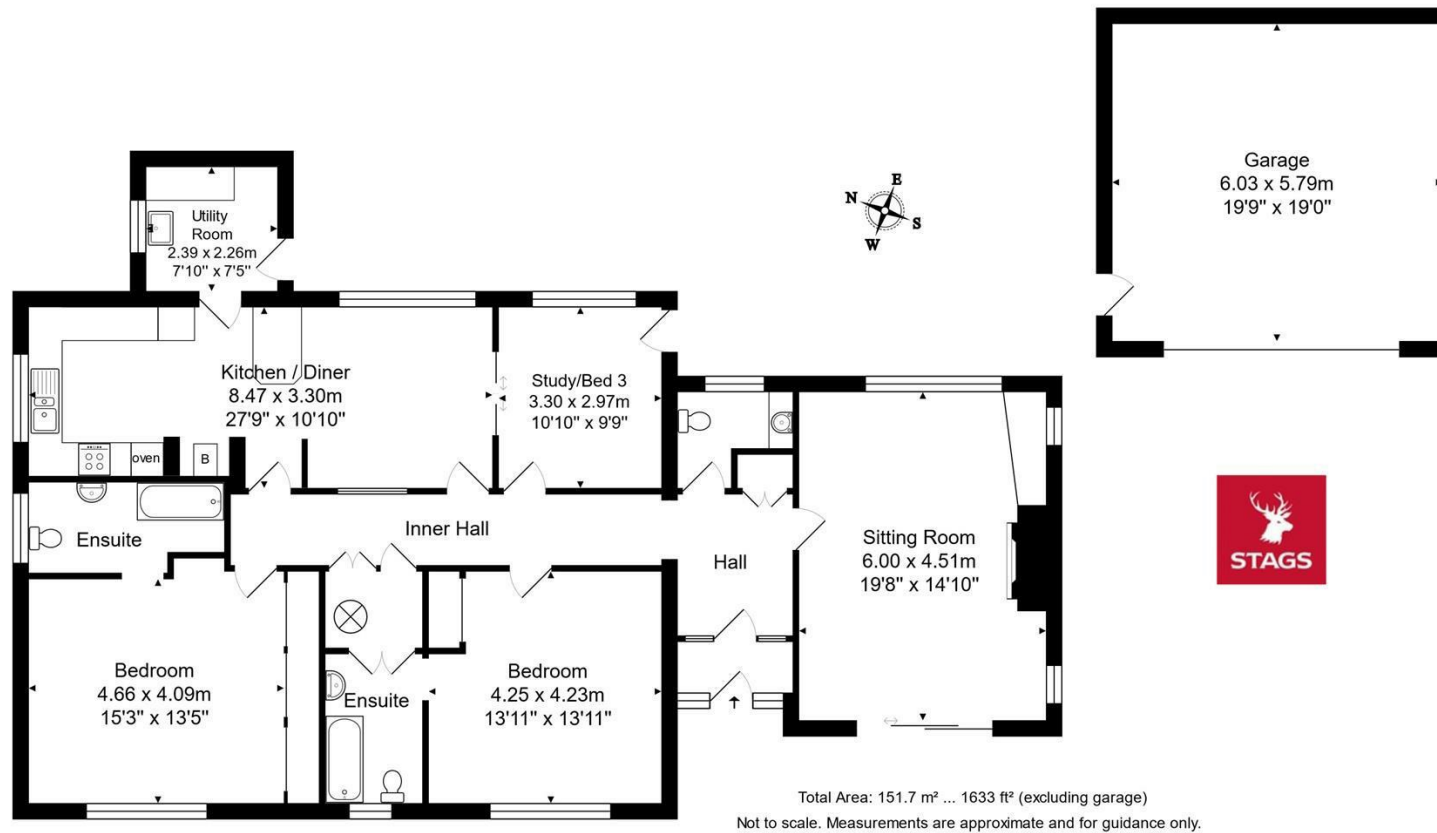
## VIEWINGS

Strictly by appointment with Stags Bridport office, telephone 01308 428000.

## DIRECTIONS

Approaching Lyme Regis from the Charmouth road take the first left turning onto Dragons Hill after entering the town. The property can be found at the end of the no through road denoted by our board. Viewings strictly by appointment only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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