



STAGS

South Watch

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Harcombe, Lyme Regis

Bridport 10.4 miles Lyme Regis 2.8 miles

- 6 Bedrooms
- 4 Bathrooms (3 en suite)
- 3 Reception rooms
- Conservatory
- 3.2 Acres with stabling
- Countryside views and parking

Guide price £835,000

SITUATION AND AMENITIES

This charming detached hideaway is set in a prime position enjoying splendid views of the valley and its secluded grounds in the hamlet of Harcombe. The nearest amenities can be found at Raymonds Hill where there is a Post Office and village store which can be reached by foot or road. The village of Uplyme, 2 miles away, has further facilities including a post office/petrol station, church, school, village hall with cricket pavilion and play area, and a friendly pub with a delightful beer garden. About 3 miles away is the bustling and picturesque town of Lyme Regis which has provided inspiration for many a novelist, artist or playwright over the years. Lyme is part of the stunning Jurassic Coast which enjoys World Heritage Site status and stretches from Dorset to East Devon. The town has a thriving heart offering convenience and bespoke shopping of a surprising variety for a town of its size, as well as a number of renowned popular restaurants like Hix's Oyster Bar and historic hotels. The town has a good provision of day to day amenities such as banks, a health centre, well regarded primary and secondary schooling, library, cinema and a charming independent theatre. Lyme has a fantastic beach with golden sands, shallow waters and the famous Cobb with moorings for local vessels and charters for the keen fisherman or day tripper. The whole area is designated as an Area of Outstanding Natural Beauty and has excellent walking and riding out opportunities easily accessible from the property. South Watch is a convenient 3.2 miles away from the mainline station at Axminster with services to London Waterloo, making the area an ideal home or holiday retreat with excellent road and rail access further westwards into Devon and Cornwall. The larger historic cities of Exeter and Bath are accessible by road or rail to cater for further needs.



A detached Victorian country house with land and stables close to the coast. EPC Band E





DESCRIPTION

South Watch is an imposing detached Victorian country house which has been sympathetically extended by the current owners to create this unique and versatile family residence. The house is of painted rendered elevations beneath a tiled roof and offers flexible accommodation comprising entrance hall, stunning farmhouse style kitchen, dining room, conservatory, sitting room, play room and cloakroom on the ground floor. On the first floor are four double bedrooms, two with en suite bathrooms and a family bathroom. Steps lead to the top floor in the attic where there is a master bedroom again with its own private bathroom. As its name suggests South Watch enjoys a southerly aspect and sits in an elevated position so enjoys far reaching views across the surrounding countryside. The property has a number of original features including fireplaces with a log burner in the kitchen and high ceilings and well proportioned rooms which what you would expect from a property of this era. The property sits within its own private gardens and grounds with four paddocks, formal gardens, purpose built stable block and woodland.

OUTSIDE

South Watch is approached by the lane via a private drive and sweeps into the side and rear of the house. The property is bounded by mature gardens which offer two level sweeping lawns. Beyond the main garden and set down below the property sits the purpose built stable block with four horse boxes and tack room. Light and power are connected. One of the paddocks can be accessed by a five bar gate from the stable block as can the woodland. On the opposite side of the lane the five bar gate leads to three other paddocks which are ideally positioned to enjoy the views. Overall this is a unique family home offering a little bit of everything!

SERVICES

Oil fired central heating. Mains electricity. Mains water. Mains drainage.

DIRECTIONS

From our Bridport Office proceed to the A35 heading west towards Lyme Regis. Pass through the villages of Chideock, Morecombelake and pass Charmouth and continue on to the A35 at the Lyme Roundabout heading for Honiton. On approaching Raymonds Hill take the first available turning on the left onto Red Lane and the following left onto Harcombe Road. Continue along this lane and South Watch is on the left.

LOCAL AUTHORITY

East Devon District Council
Council Offices
Knowle
Sidmouth
Devon
EX10 8HL
tel: 01395 516551

VIEWINGS

Strictly by appointment only through Bridport Stags. Call 01308 428000



These particulars are a guide only and should not be relied upon for any purpose.



Stags

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Energy Efficiency Rating		Current	Potential
250-400	A		85
150-250	B		
100-150	C		
65-100	D		
45-65	E	50	
35-45	F		
1-35	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx. Gross Internal Floor Area
248.6 Sq Metres 2677 Sq Ft (Excludes Restricted Head Height / Void / Outbuildings)

