



STAGS

Cleveland

Cleveland

Pound Street, Lyme Regis

Bridport 9.9 miles Axminster 5.5 miles

- 3 Reception rooms
- Kitchen/breakfast room
- 4 double, ensuite bedrooms
- Study
- Several outside areas
- Glorious panoramic sea views
- Close to town and beach
- Garage and ample parking

Guide price £850,000

SITUATION AND AMENITIES

Cleveland is situated close to the heart of the quaint and quirky Lyme Regis with its iconic Cobb wall and bustling town. Lyme is part of the stunning Jurassic Coast. The area has also been the inspiration for many famed novelists and playwrights, with John Fowles and Ann Jellicoe, to name but a few. 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 and hotels. The town's day to day amenities include banks, a health centre, churches, well regarded primary and secondary schooling, library, museum, a charming independent theatre and a local cinema. There are a variety of excellent beaches to cater for all tastes throughout the region whilst on your doorstep Lyme's beach and Cobb are a short stroll away for a spot of bathing, fishing or rock pooling. The area is designated as an Area of Outstanding Natural Beauty and has excellent walking and riding out opportunities. Cleveland is a convenient 6 miles away from the mainline station at Axminster with services to London Waterloo, making the area an ideal weekend or holiday retreat with excellent road and rail access further westwards into Devon and Cornwall.

DESCRIPTION

Cleveland is a hidden gem with a modest facade that belies this immaculate, contemporary and substantial home. The property has undergone an extensive programme of renovation and extensions by the current owners, offering light and airy



A beautifully presented detached home with sea views close to the town centre. EPC Band C.





accommodation throughout which is finished to a high standard with solid oak staircases, doors and wooden floors. The kitchen and bathrooms are also finished to an excellent standard. The accommodation comprises large entrance hall, four double bedrooms, all with ensembles, study, three reception rooms and a fantastic kitchen/breakfast room. A particularly feature of the house is the sea view which is best appreciated from the sitting room where there is a brace of cantilever doors which open up an entire corner of the room, very much bringing the outside terrace into the property and vice versa. It is worth pointing out that the property has been built so that a lift could be easily incorporated between the ground floor study (off the garage) to the 2nd reception room/ family room.

OUTSIDE

The property is approached from the road via a private driveway with space and parking for a number of vehicles. In front of one part of the driveway is an electric up and over door to the garage. Steps lead from the parking area to a front terrace (with sea view) giving access to the double front door. There is a further large terrace, which can be accessed via doors from the sitting room and is ideally positioned to enjoy the panoramic sea and coastal views. To the rear of the property, accessed from the kitchen is a courtyard area and covered storage area. There is a further tropical style private garden which is accessed via the cantilever doors from the master suite or from the front of the property where there is access from a gate in the fence.

DIRECTIONS

From our Bridport office proceed to the A35 heading west towards Lyme Regis, passing through the villages of Chideock and Morcombelake. Take your second exit at the roundabout, signposted Lyme Regis and follow the road through the town on the A3052. Pass through the middle of Lyme Regis and head up the hill passing The Alexander hotel and Cleveland is on the right.

LOCAL AUTHORITY

West Dorset District Council
Stratton House
58-60 High West Street
Dorchester
Dorset
DT1 1UZ

SERVICES

All mains connected.

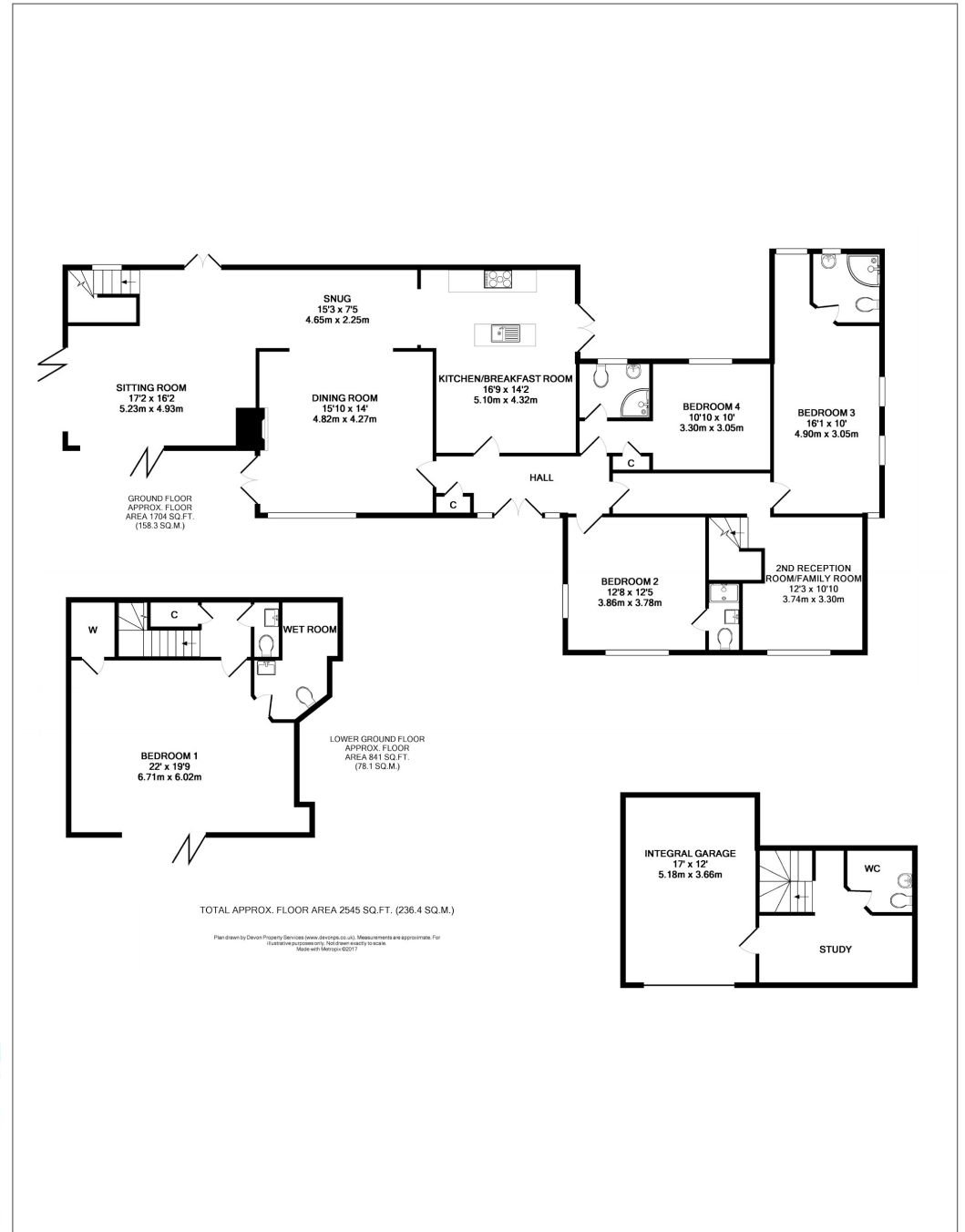
VIEWINGS

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.



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Energy Efficiency Rating		Current	Potential
More energy-efficient - lower running costs			
250-400	A		
91-151	B		81
49-90	C	73	
35-48	D		
19-34	E		
11-18	F		
1-10	G		
Not energy-efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	