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4 Barfleur Rise



Charmouth 3.5 miles; Axminster 5.6 miles;  
Bridport 10.5 miles

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A stunning contemporary house finished to a very high standard.

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- 4 / 5 Bedrooms
- 4 Bath / Shower rooms
- Double garage with office above
- Automatic gated drive
- NHBC Guarantee remaining
- 3324 sqft of living accommodation and garaging

Guide price £869,000



### SITUATION AND AMENITIES

Barfleur Rise is situated on the north east side of the picturesque coastal town of Lyme Regis and only a short distance away from the harbour and ancient Cobb, sandy beaches and the town centre with its bustling artistic community. There is a wide range of shopping and leisure facilities including: sailing, diving, fishing, golf and bowls all nearby. Lyme also has a theatre and is well-served by several medical and dental practices, a well-known secondary school and is within easy reach of the renowned Colyton Grammar School. To the north is the market town of Axminster (6 miles) with a wider range of facilities along with a railway station on the London Waterloo line. There are international airports at Exeter (25 miles) and Bristol (60 miles). The renowned South West Coast coastal path offers superb walks and views.

### DESCRIPTION

This stunning family home was built by Bloor in 2016 and offers a wealth of space and light with flexible living accommodation arranged over two split level floors. Located in a quiet residential development of executive style houses with a gated drive and gardens surrounding the entire property.

The accommodation on the ground floor comprises entrance hall with built in storage cupboards, study/ bedroom, shower/cloakroom, family room, a large open plan kitchen/ dining room with sitting room at one

end and utility room. Features of this area include granite worktops and integrated appliances by Siemens. The first floor comprises a galleried landing with the master bedroom benefitting an en-suite bath and shower room with built in dressing room beyond, three further double bedrooms, one with an en-suite shower room and walk in wardrobe, additional bath and shower room.

### OUTSIDE

There are automatic wrought iron gates leading onto a brick paved drive to front. A double garage stands to one side which has accommodation above currently used as an office but could be utilised as an annexe. The gardens extend around the house with a mixture of mature trees, shrubs, borders and beds some newly planted by the current owners. The house enjoys a large patio area directly accessible from the dining or sitting room via folding sliding doors.

### SERVICES

All mains services are connected. EPC Band B

### LOCAL AUTHORITY

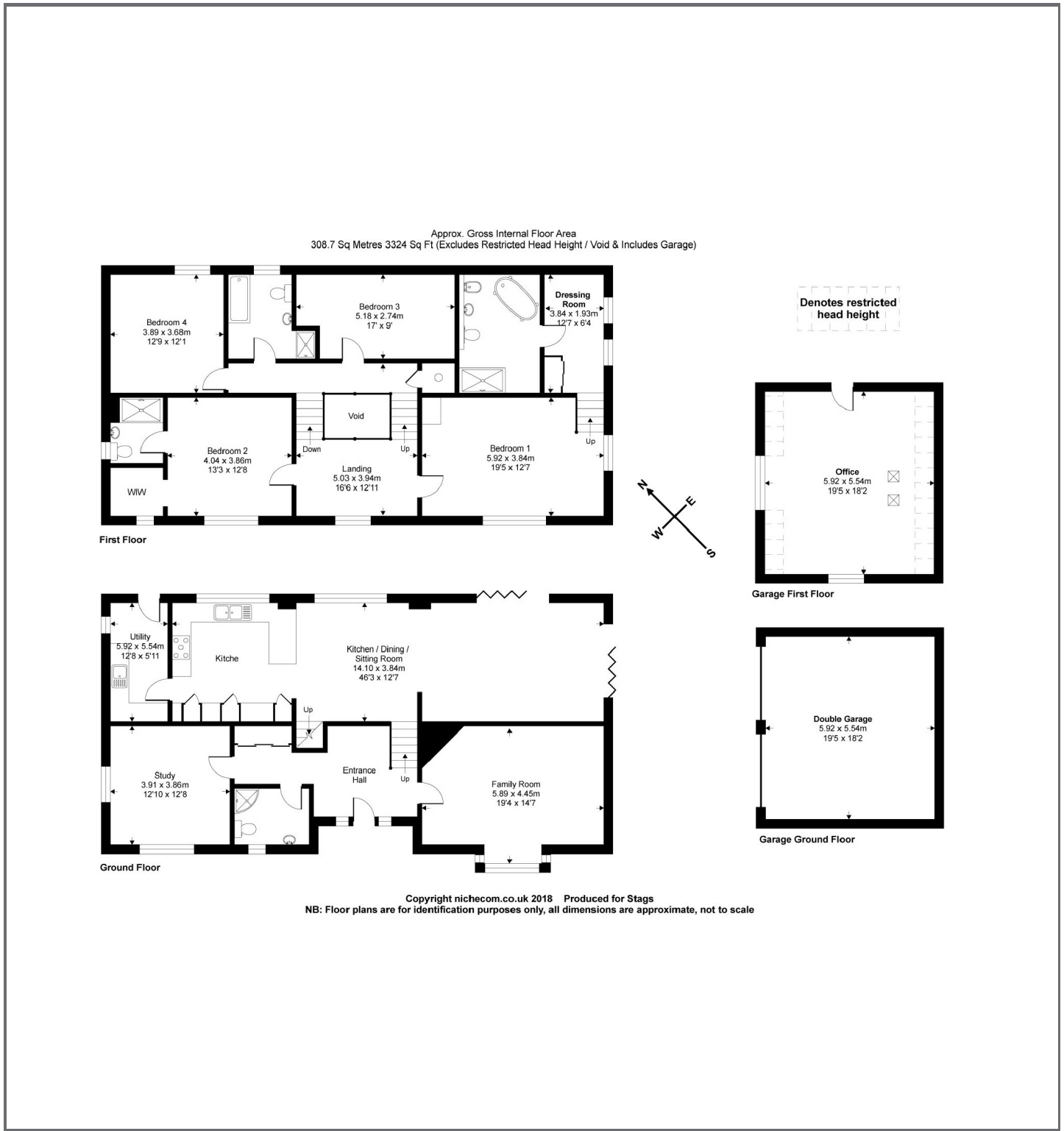
West Dorset District Council  
[dorsetforyou.gov.uk](http://dorsetforyou.gov.uk)

### DIRECTIONS

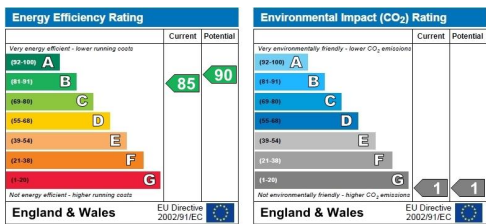
From the A35 follow signs to Lyme Regis via A3052. As you come down the hill towards the town, turn right into Pine Ridge, then right again towards Barfleur Rise.







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



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