



**STAGS**

The Leys



# The Leys

Somers Road, Lyme Regis

Axminster 5 miles. Bridport 10 miles.

- Sweeping Views across Lyme Bay
- Kitchen / Breakfast room
- Large Reception room
- Sun room
- 4 Double bedrooms
- Converted loft room with planning permission
- Separate converted 1930's summerhouse currently used for holiday lets

**Guide price £875,000**

## SITUATION AND AMENITIES

The Leys is situated on the favoured Western side of the picturesque coastal town of Lyme Regis only minutes away from the harbour with its famous and ancient Cobb, sandy beaches and the town centre with its growing artistic community and bespoke shops. There is a wide range of shopping and leisure facilities including: Sailing, diving, fishing, golf and bowls all nearby. Lyme Regis also has a theatre and a cinema 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 (5 miles) with a wider range of facilities along with a railway station on the London Waterloo line. There are international airports at Exeter (28 miles) and Bristol (60 miles). The renowned South West Coastal Path runs nearby offering immediate access to superb walks to both Lyme and its centre and through the wooded Undercliff with its bluebell woods.

## DESCRIPTION

The Leys is an attractive and substantial detached home set in a large plot in this popular elevated position. The



Substantial 4 double bed detached home with sweeping sea views and separate holiday accommodation. EPC Band E.





main house has accommodation comprising; spacious entrance vestibule, well portioned sitting room with log burner, garden room, 4 double bedrooms, family bathroom, kitchen/ breakfast room. The rooms overlooking the garden to rear enjoy sweeping views across Lyme Bay towards Portland in the distance. A loft ladder leads to a converted loft room with planning permission in place to create further accommodation on this level. The permission obtained is to create bedrooms and a large living room. In addition to the main house is a detached, fully refurbished 1930's summerhouse with a fabulous scandi style interior offering holiday accommodation.

### OUTSIDE

The property is approached from the road via a double gate that leads to a parking and turning area with space for a number of vehicles. To one side of this is the open fronted timber garage, with separate lockable store. The principal garden lies to the south and east of the property and is laid to a sweeping level lawn bordered by mature shrubs and trees. As previously mentioned a particular feature of the garden, in the bottom corner, is a detached timber 1930's summerhouse which offers itself to a wide number of uses including holiday lets.

### SERVICES

All main services are connected.

### DIRECTIONS

From Bridport take the A35 heading west to Lyme Regis. Follow the road through the town on the A3052. Pass through the town centre passing the cinema and the Alexandra Hotel, continue up the hill on Sidmouth Road. Somers Road is a turning on the right at the top of the hill. The Leys is the 2nd house on the right.

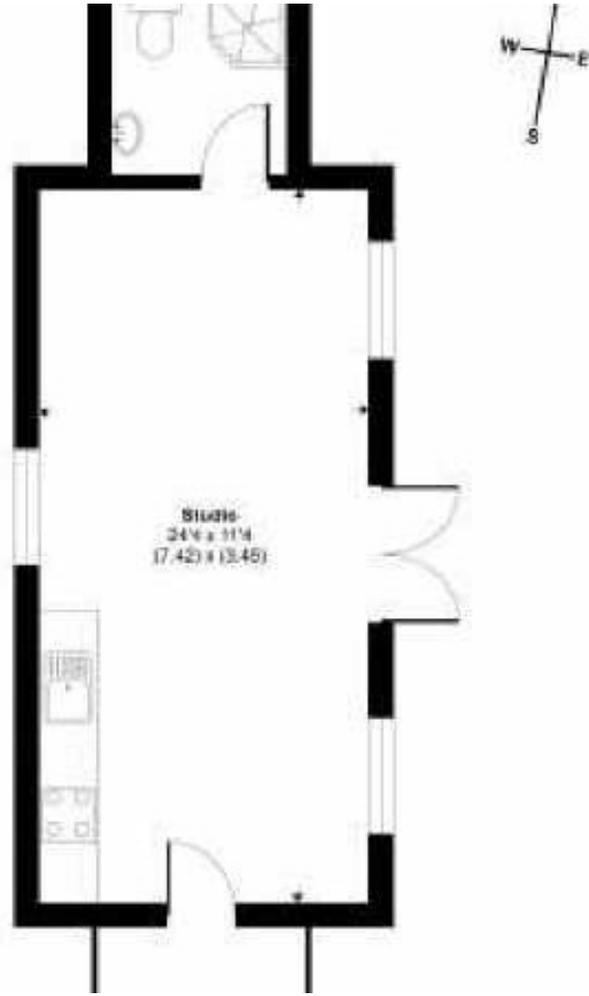
### LOCAL AUTHORITY

West Dorset District Council  
[www.dorsetforyou.com](http://www.dorsetforyou.com)

### 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
<small>Very energy efficient - lower running costs</small>			
20-40%	<b>A</b>		
15-20%	<b>B</b>		
10-15%	<b>C</b>		
5-10%	<b>D</b>		
0-5%	<b>E</b>		
	<b>F</b>		
	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<small>England &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	

