



Pine Lodge



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Sidmouth Road, Rousdon, Lyme Regis DT7 3RD

Lyme Regis 4 Miles Seaton 4 Miles Axminster 6 Miles

An individual, detached timber lodge set in a generous plot of 0.25 of an acre, located close to the Jurassic Coast.

- Detached Timber Lodge
- Spacious, Versatile Accommodation
- Sizeable Level Garden
- In All Over 0.25 of an Acre
- Scope for Improvement
- 4 Bedrooms, 1 Ensuite
- Extensive Parking and Integral Garage
- Redevelopment Potential (STPP)

Guide Price £250,000

THE PROPERTY

Pine Lodge is an individual detached timber property which offers deceptively spacious and versatile accommodation, arranged over a single storey. Believed to date back to the 1980s, when it was built to a unique lodge-style specification, the property has served as a much loved family home but now offers a wealth of exciting opportunities for further improvement and modernisation. With a generous, level plot amounting to just over 0.25 of an acre, there may also be potential for redevelopment or extension, subject to any necessary consents being achieved.

The well proportioned accommodation is arranged around a central hallway and includes a large sitting/dining room with sliding glass doors to the garden, a kitchen/breakfast room, a sizeable principal bedroom with ensuite bathroom, three further bedrooms (one of which benefits from an external door and is therefore ideal for use as a study) and a family bathroom,



OUTSIDE

Pine Lodge enjoys a generous plot measuring just over 0.25 of an acre, much of which is arranged to the front and side. At the front is a very large tarmac area, offering parking and turning space for several vehicles, which is open plan to the sizeable, level garden which is laid to lawn with a sun terrace adjoining the property.

AGENTS' NOTE

Due to the timber-framed construction of this property buyers requiring a mortgage are advised to check for eligibility with their individual lenders prior to travelling to view the property.

The property is situated adjacent to the holiday park and benefits from right of way over the access road to the park. The owners of Pine Lodge are responsible for 20% of the cost of the upkeep of the road.

SITUATION

The property is situated just outside the village of Rousdon which can be found midway between the popular seaside towns of Lyme Regis and Seaton, and therefore within easy reach of the stunning Jurassic Coast World Heritage Site. Both towns offer a broad range of shopping, leisure and healthcare facilities with Lyme Regis also being well known for its cultural amenities and historic Cobb and sea front. There are schools for children of all ages in the area but of particular note as Woodroffe in Lyme Regis and Colyton Grammar School.

SERVICES

Mains water, drainage and electricity. LPG central heating.

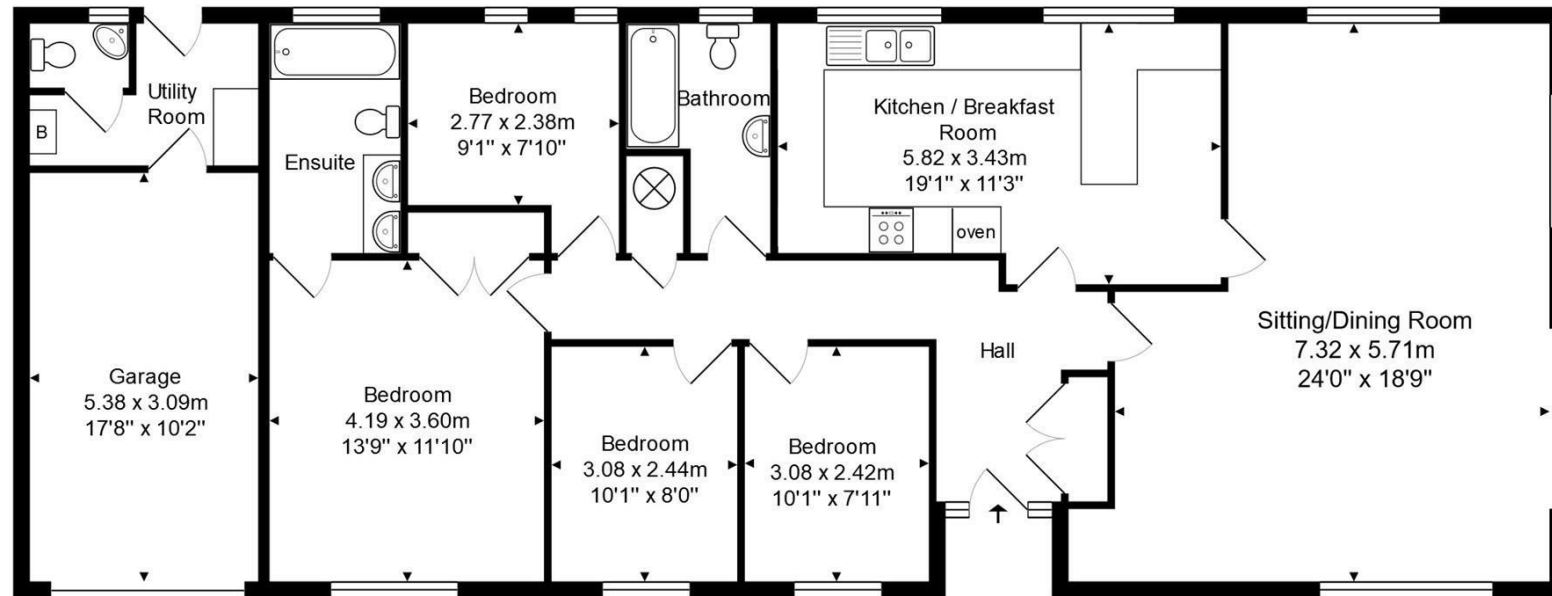
VIEWINGS

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

DIRECTIONS

From Lyme Regis follow the A3052 Sidmouth Road towards Seaton. Pass through Rousdon and after leaving the village, take the next available right into Pinewood Retreat Holiday Park. Follow the road around to the right and the property can be found on the right before the Holiday Park begins.





Total Area: 144.3 m² ... 1553 ft² (including garage, utility)
Not to scale. Measurements are approximate and for guidance only.

Produced for



by The EPC Operation



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

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