



Tatlands, Lyme Regis, Dorset

Tatlands, Sidmouth Road, Lyme Regis, Dorset DT7 3ES

A fabulous detached house at the end of a private road set in extensive grounds of approximately 1.5 acres with sea views across Lyme Bay.

Lyme Regis town centre 0.8 miles, Axminster 5.3 miles, A30 14.5 miles, Dorchester 25 miles, Exeter 30 miles

Reception Hall | Garden room | Sitting room
Study | Dining room | Kitchen | Utility
Workshop | Cloakroom | Principal bedroom with en suite | Four further bedrooms, two en suite
Family bathroom | Double garage | Garden
Approximately 1.5 acres | EPC rating B

The property

Tatlands is a stunning, detached family home with more than 3,000 square feet of light-filled and beautifully presented accommodation. Set in a desirable position on the edge of the popular town of Lyme Regis with views across rolling countryside and Lyme Bay. The property features elegant neutral décor inside and has a sunny south-facing garden outside measuring approximately 1.5 acres. The house was originally built in 1955 and in 2004 the current owner undertook a complete renovation and extension including installing a new kitchen, extending over the garage and reconfiguring the property to create a flexible layout.

A bright and welcoming entrance hall leads you through to the main ground floor reception rooms. The garden room has tiled flooring and a dual aspect, with three sets of French doors opening onto the beautiful garden that surrounds the property. The sitting room, dining room and study offer spacious and light-filled accommodation and all have large bay windows with views across the grounds and out to sea. The Ralph Winter Kitchen (fitted

June 2017) is equipped and fitted with stylish, modern units to base and wall level, as well as modern integrated appliances, a double sink and plenty of worktop space. The adjoining utility and workshop rooms provide further space for storage and appliances with the utility room also providing access to the outside. The ground floor features a spacious en suite double bedroom with a large bay window, offering flexible accommodation options. The en suite benefits from underfloor heating. A cloakroom completes the ground floor accommodation.

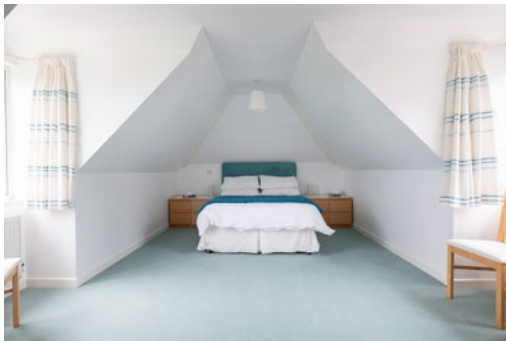
Upstairs there are four further well-presented double bedrooms, including the principal bedroom that features a spacious en suite bathroom and also has a balcony which affords stunning sea views. One of the additional bedrooms is 30ft and also has an en suite, further benefitting from a dual aspect that allows for plenty of natural light. The first floor also has a family bathroom with underfloor heating and has a bath and a separate shower unit.

Outside

At the entrance, a gate opens onto a block-paved driveway which leads to the house and provides plenty of parking space and access to the double garage. Originating from a double plot the house enjoys extensive south-facing gardens and grounds amounting to 1.5 acres including formal lawns, mature trees and hedgerow, an orchard area, vegetable plot, fruit cages, an attractive water feature, shaded pergolas and a timber-framed summer house. The grounds also include a spacious paved terrace area across the back of the property that provides an ideal space for al fresco dining and entertaining and features an ornamental pond. The terrace also provides a vantage point to admire the outstanding coastal views.











Location

The property is located in a sought-after position on the edge of the charming Dorset town of Lyme Regis. The town is situated in the Dorset Area of Outstanding Natural Beauty on the World Heritage Jurassic Coast. There are superb coastal walks including the South West Coast Path and miles of unspoilt countryside to explore. The town is well known for its extensive range of independent shops, boutiques and excellent restaurants. There are numerous water based recreational and sporting facilities such as sailing, power boating, water skiing, diving, paddle boarding, kayaking and sea fishing. Lyme Regis boasts a selection of beaches including Monmouth Beach which is known as the best beach for fossil hunting. The promenade leads to the town's famed harbour and the historic sea wall known as The Cobb that affords wonderful views over Lyme Bay. The nearby town of Axminster provides a wider range of facilities including local shops, pubs, restaurants, schools, a small hospital, library, Post Office, GP surgeries, dental surgeries and a veterinary surgery. Communication links are excellent: the A35 is within easy reach and provides good access to the city of Exeter, the coast and to major traffic routes including the M5. Axminster station, approximately 5.8 miles away, has regular services to London Waterloo. Well regarded schools in the area include St. Michael's C of E VA Primary School in Lyme Regis, The Woodroffe School (rated Outstanding by Ofsted), Colyton Grammar, St. John's International School in Chard and Perrott Hill in Crewkerne.





Directions

The postcode DT7 3ES will take you to the property using a satellite navigation system. Opposite Blue Waters Drive enter the private drive which leads to the property.

General

Local Authority: Dorset Council

Services: Mains electricity, gas, water and drainage. Solar panels (fitted July 2020)

Council Tax: Band G

Tenure: Freehold

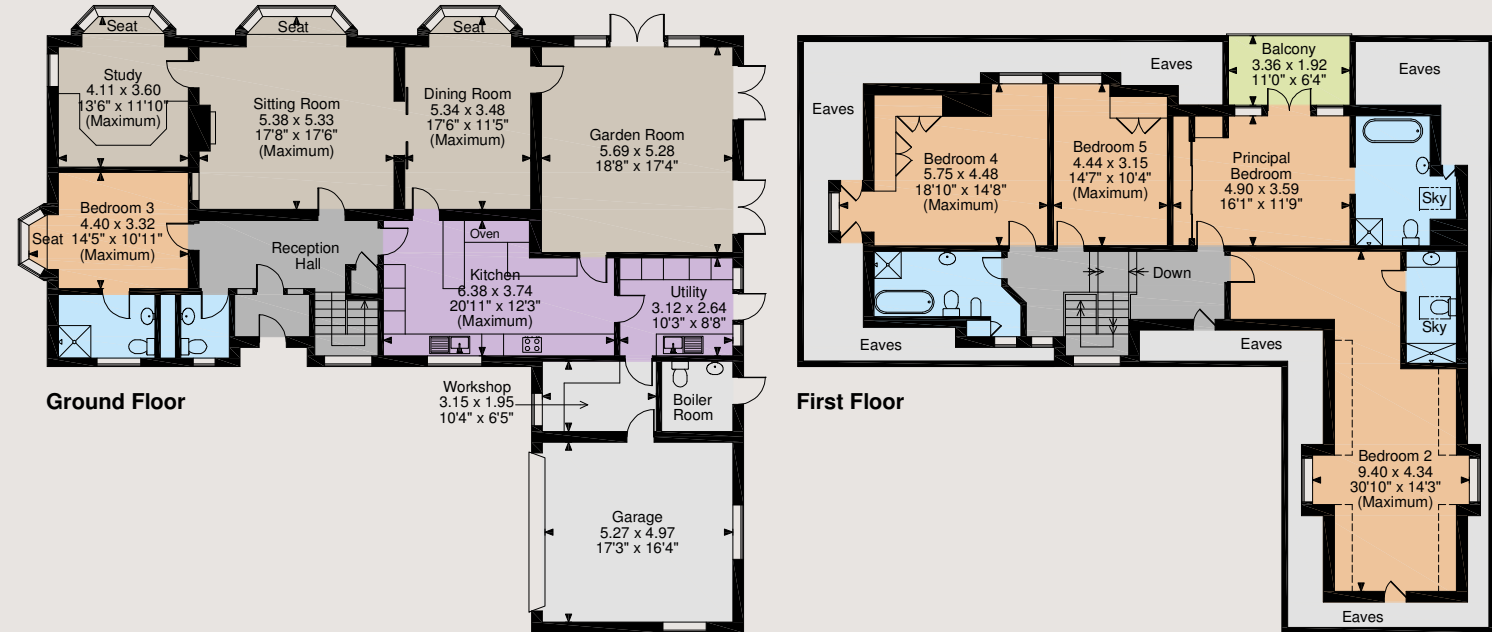
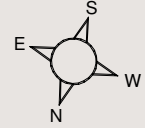
Wayleaves and Easements: This property is sold subject to wayleaves and easements, whether mentioned in these particulars or not

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Rights of Way: The property has access over a shared driveway.

Price: Offers in the region of £1,650,000

Floorplans
House internal area 3,104 sq ft (288 sq m)
Garage internal area 281 sq ft (26 sq m)
For identification purposes only.



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□ □ □ □ Denotes restricted head height

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