



Maroc House





# Maroc House

2 Coram Court, Lyme Regis, Dorset DT7 3GE

Town Centre, Sea Front and Cobb 0.2 Mile Bridport 10 Miles

A very imposing, individual detached house with stunning sea views along the Jurassic Coast, only a few minutes' walk from the heart of the town.

- Spectacular Sea Views Along the Jurassic Coast
- Well-Appointed
- 2 Reception Rooms
- Beautiful Landscaped Gardens
- Close to Town Centre, Beaches and Cobb
- Individual Impressive House
- 6 Bedrooms, 3 Bathrooms (2 En-Suite)
- Home Office/Playroom
- Double Garage
- Highly Desirable Location

## Offers Over £1,200,000

### THE PROPERTY

Maroc House is an imposing detached home, set in an elevated position with stunning 180-degree views of Lyme Bay only a few minutes' walk from the heart of the town. It was built within the former grounds of Coram Manor in 2002. Under the current ownership since 2017, an extensive number of improvements, upgrading and landscaping have been carried out to an exceptional standard.

The property offers over 3,000 SqFt of accommodation and is very well appointed throughout to include: gas fired central heating with a hot water pressurised system, replacement UPVC sealed unit windows and doors, security alarm system, well equipped kitchen with Neff electric double oven, five burner gas hob, slot in dishwasher and wine cooler, attractive bathroom/shower room fittings including a spa bath, quick-step flooring to the ground floor, quick-step flooring and fitted carpets on the upper floors and built in wardrobes to a number of the bedrooms.

The well presented accommodation is arranged over three floors and all the principal rooms enjoy the wonderful town, country and coastal views. The office/playroom would be ideal for somebody working from home. The ground floor features higher than average ceilings.





The large entrance hall gives access to a spacious living room with dual aspect via double doors to allow you to enjoy the sea views and the garden. There is a feature fireplace and wood burner, making it a cosy retreat during the winter months. Also accessed from the entrance hall is the dining/family room, again with double doors highlighting the beautiful view over the coastline. This room is semi open planned through to the fully fitted kitchen and utility room, both of which have access to the garden. The room also allows access to another small room (boot room) from which the double garage may be entered and where there is a spiral staircase leading to a room, currently used as an office but which has possibilities to be converted into a self contained annexe (STP). On the first floor are 4 bedrooms, including 2 en-suites, and a separate family bathroom. On the second floor there are two further double bedrooms and a cloakroom.

**OUTSIDE**

The beautiful gardens are a further feature of the property, being extensively landscaped and enjoying the great coastal views both from the front private terrace and from the rear of the garden which has a summer house, with power and lighting.

Maroc House is approached from the road via a shared driveway which sweeps up towards the front of the property where there is parking for a number of vehicles and beyond this is further parking with access to the double garage. The informal garden and the front south facing sun terrace provide two excellent spots to take in the sea views and watch both sunrise and sunset. The principal garden lies to the rear of the house and has been thoughtfully landscaped to make as low maintenance as possible with secluded seating areas over the terraces, and garden lighting. From the top of the garden there is a panoramic view across Lyme Bay, which really has to be seen to be appreciated, with summer house and decking.

**SITUATION**

Maroc House is situated close to the heart of the bustling coastal town of Lyme Regis. The town boasts the iconic Cobb and a large variety of amenities including restaurants and hotels, primary and secondary schools and a number of independent shops. The town lies on the superb Jurassic Coast and is an Area of Outstanding Natural Beauty. Axminster is just 6 miles away with a mainline train station with services to London Waterloo, making the area an ideal weekend or holiday retreat with access to other seaside towns of Bridport, Charmouth and further west to Devon and Cornwall.

**SERVICES**

All mains services. Gas fired central heating (boiler replaced).

**VIEWINGS**

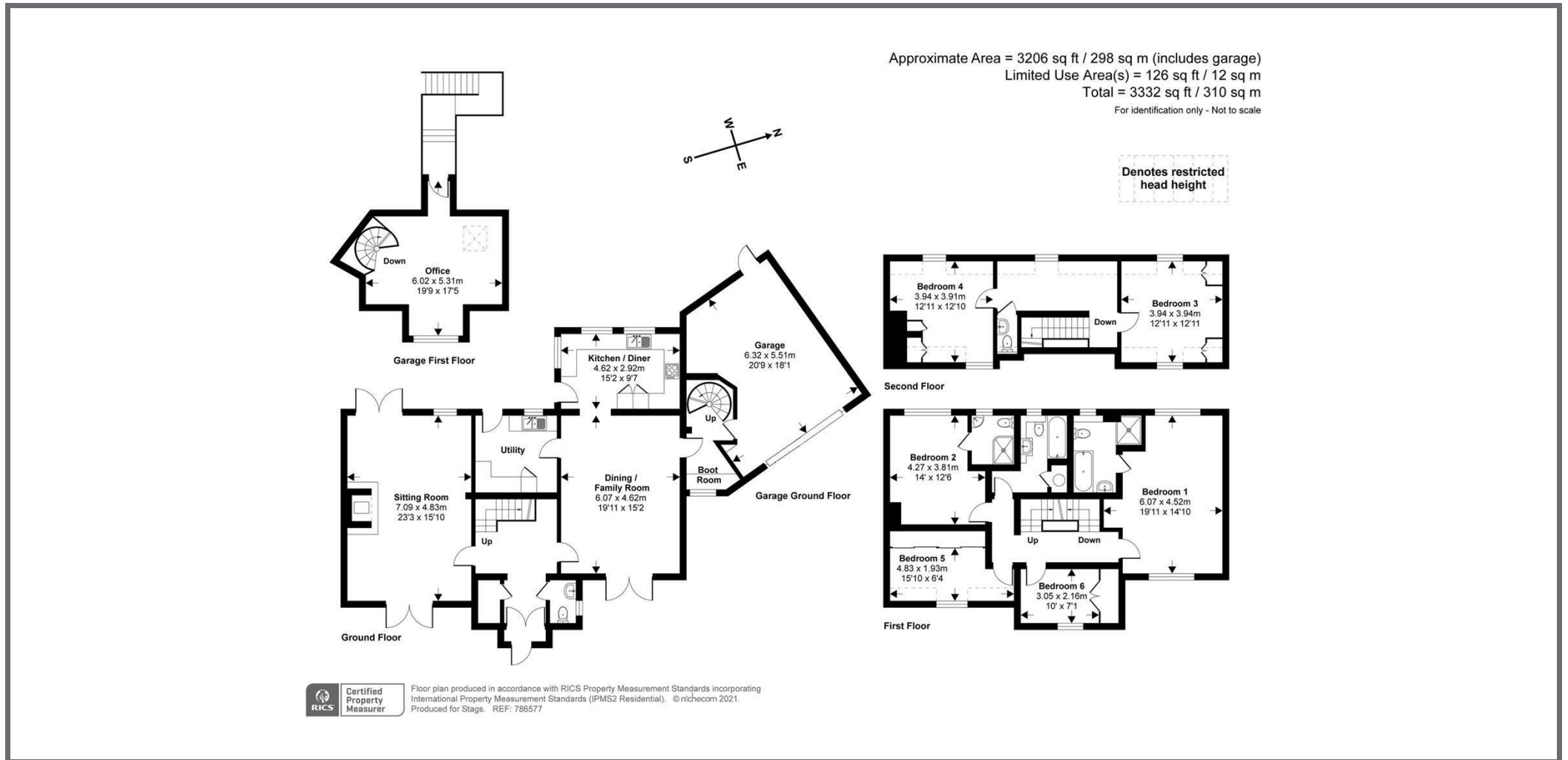
Viewings strictly by appointment with Stags, Bridport.

**DIRECTIONS**

From Lyme Regis town centre, go up Broad Street into Pound Street and up the hill onto Sidmouth Road. On passing the public carpark, take the second turning on the right into Coram Court. Maroc House is the first on your left.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(61-81) <b>B</b>		
(49-60) <b>C</b>		
(34-48) <b>D</b>		
(19-33) <b>E</b>		
(9-18) <b>F</b>		
(1-8) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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