



1 Rotherfield House



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View Road, Lyme Regis, Dorset, DT7 3AA

Lyme Regis Beach 0.5 Miles Bridport 10 Miles

A splendid Edwardian home combining period features & contemporary style with exceptional sea views.

- 180-Degree Uninterrupted Views Over The Jurassic Coast
- Two Reception Rooms including Sitting Room with French Doors to the Terrace
- Three Large Bedrooms, Luxury Master En-Suite & Family Bathroom
- Well-Appointed Fitted Kitchen/Dining Room Opening on to the Terrace
- Spacious Utility/Cloakroom with Access to Secluded Courtyard Garden
- Private Off-Road Parking

Offers In Excess Of £850,000

THE PROPERTY

Number 1 Rotherfield House forms the significant portion of an individual Edwardian house, part of a sympathetic redevelopment of this character house into three individual residences. The property is arranged over three floors and has the bearing, charm and period style of a home of its era, whilst having been thoroughly and sympathetically modernized. The current owners have elevated the home to an exceptionally high standard, offering a truly unique and attractive proposition. The property has outstanding sea views and the convenience of being a 'stones-throw' from the beach and amenities of Lyme, whilst being situated in a quiet residential street, adjacent to woods, footpaths, pretty walks along the river Lim and away from the hustle and bustle of the main tourist thoroughfares.

The property benefits from its own private entrance leading to a courtyard style garden, which has been professionally landscaped and extensively planted. Entering via a custom made solid timber front door, the ground floor hall is light and spacious with attractive Herringbone Karndene flooring and wooden shutters to the character windows. There is a spacious downstairs cloakroom/utility room with a rear door providing direct access to the garden.

The original staircase leads to the first floor where the main living space and master suite is situated. Upon entering the open-plan living space you are met by breathtaking panoramic views over Lyme Bay and far beyond. The kitchen/dining room is very well appointed with built in appliances including: an induction hob, extractor fan, two ovens and grill, integrated dishwasher and a large integrated fridge and separate freezer. The kitchen design really makes the most of the space whilst not competing with the outlook; it leads your eye directly outside via the full height, wooden French doors which frame the expansive view and lead out to the terrace.

The sitting room, which is partially divided from the kitchen/dining area, is a generous size and also benefits from a second set of French doors onto the terrace. The room, like much of the property exudes many period style features such as deep skirting boards, ceiling roses, corning, cast iron radiators and a period style decorative fireplace, whilst feeling fresh and contemporary.



The master bedroom is also on the first floor. With wooden window shutters, a plethora of fitted wardrobes as well as a small separate dressing area leading to the large en-suite bathroom which is fitted with a free-standing roll-top bath and separate oversize walk-in rain shower. This bedroom is a really lovely space which can easily accommodate a king size bed.

Stairs from the first floor hallway lead to the second floor where it becomes evident that this unique property is more a house than a traditional apartment. It is of generous proportions with an unexpected and large second reception space which lends itself to a variety of uses: home office, cinema room, playroom, studio or an additional sleeping area for occasional guests – all of which benefit from more fabulous views. There are two further bedrooms, both of which are good sizes - one comfortably fitting a king-size bed and the other suitable for a variety of bed configurations. A modern, stylish family bathroom completes the accommodation on this floor.

OUTSIDE

The first floor decked terrace is a real treat: surprisingly large, privately screened and lushly planted, it's the perfect spot for relaxing, dining and enjoying the morning sun and the expansive sea views. The two sets of French doors allow for the perfect 'indoor/outdoor' experience from the main living area.

The private gated entrance leads to a 'hidden' courtyard-style garden that has been professionally landscaped. It now offers an exceptionally secluded and quiet spot, forming an excellent outside entertaining space, which provides both sun and shade, seclusion and a completely different ambiance to the 1/F terrace. This attractive setting is very well planted and has a stylish decked seating area. The garden benefits from outdoor lighting around the front door and porch, but is also pre-wired for additional outdoor lighting to be easily installed if desired.

The property benefits from level, private off-road parking for at least two vehicles, together with plenty of additional space for storing bicycles, paddleboards or canoes etc. There is guest parking for another vehicle which is shared between the three residences.

TENURE

999-year lease from July 2018. The freehold is vested in the Management Company of which Number 1 has a shareholding

For details on service charge and ground rent, please contact Stags, Bridport on 01308 428000.

SITUATION

The property sits in the picturesque and historic coastal town of Lyme Regis with extraordinary views over the sea. Lyme Regis is famous for The Cobb and harbour. The town is located on the stunning Jurassic Coast World Heritage site and within the West Dorset Area of Outstanding Natural Beauty. Lyme Regis is a thriving community with good shopping, business and leisure facilities and cultural experiences to suit all tastes. At nearby Axminster there is a main line service to London and the historic market town of Bridport is also easily accessible.

SERVICES

Mains water, drainage and electricity. Gas fired central heating.

VIEWINGS

Strictly by appointment with Stags, Bridport. Telephone 01308 428000.

DIRECTIONS

From Lyme Regis town centre follow the A3052 Sidmouth Road, signposted towards Exeter, turn right onto Pound Round and then left onto Silver Street. After about 20 yards, turn right into Woodmead Road and Rotherfield House can be found after approximately 150 yards on your right.

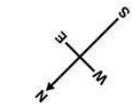
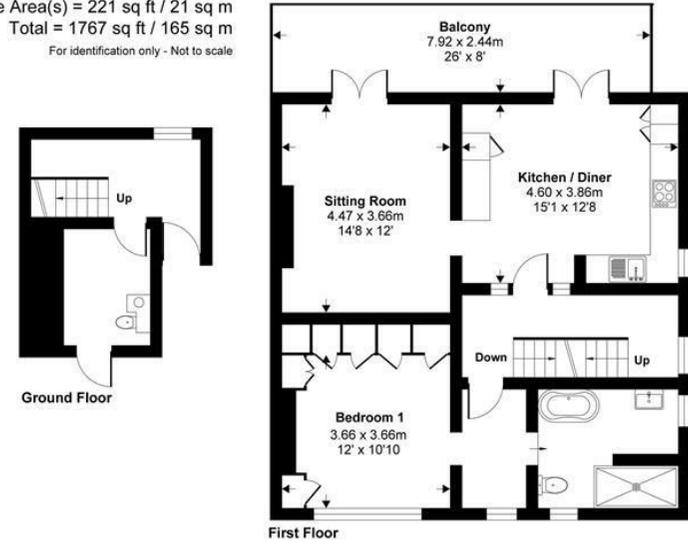
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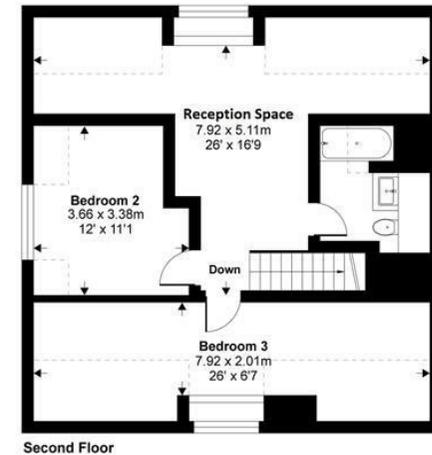
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Approximate Area = 1546 sq ft / 144 sq m
 Limited Use Area(s) = 221 sq ft / 21 sq m
 Total = 1767 sq ft / 165 sq m
 For identification only - Not to scale



Denotes restricted head height



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nixecom 2021. Produced for Stags. REF: 749540.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	78
(55-68) 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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