



HERON RIDGE
LYME REGIS, WEST DORSET

JACKSON-STOPS 

**HERON RIDGE
TIMBER HILL, LYME REGIS
DORSET, DT7 3HQ**

A SUPERB FOUR BEDROOM DETACHED BUNGALOW WITH BEAUTIFULLY LANDSCAPED GARDENS, PERCHED ABOVE THE WORLD HERITAGE JURASSIC COAST WITH STUNNING VIEWS ACROSS THE TOWN AND SURROUNDING COUNTRYSIDE.



DISTANCES

AXMINSTER 5.2 MILES (MAINLINE
RAIL STATION TO LONDON
WATERLOO)
BRIDPORT 8.6 MILES
EXETER 29.4 MILES

ACCOMMODATION

- Entrance hall
- Spacious open plan sitting / dining room / kitchen with doors opening to paved terrace
- Utility room
- Principal bedroom suite with bath / shower room and walk in wardrobe & doors opening to paved terrace
- Two further double bedrooms with doors opening to paved terrace
- Single bedroom 4 / study
- Family shower room

OUTSIDE

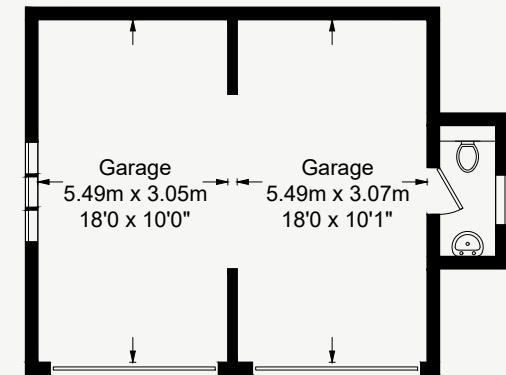
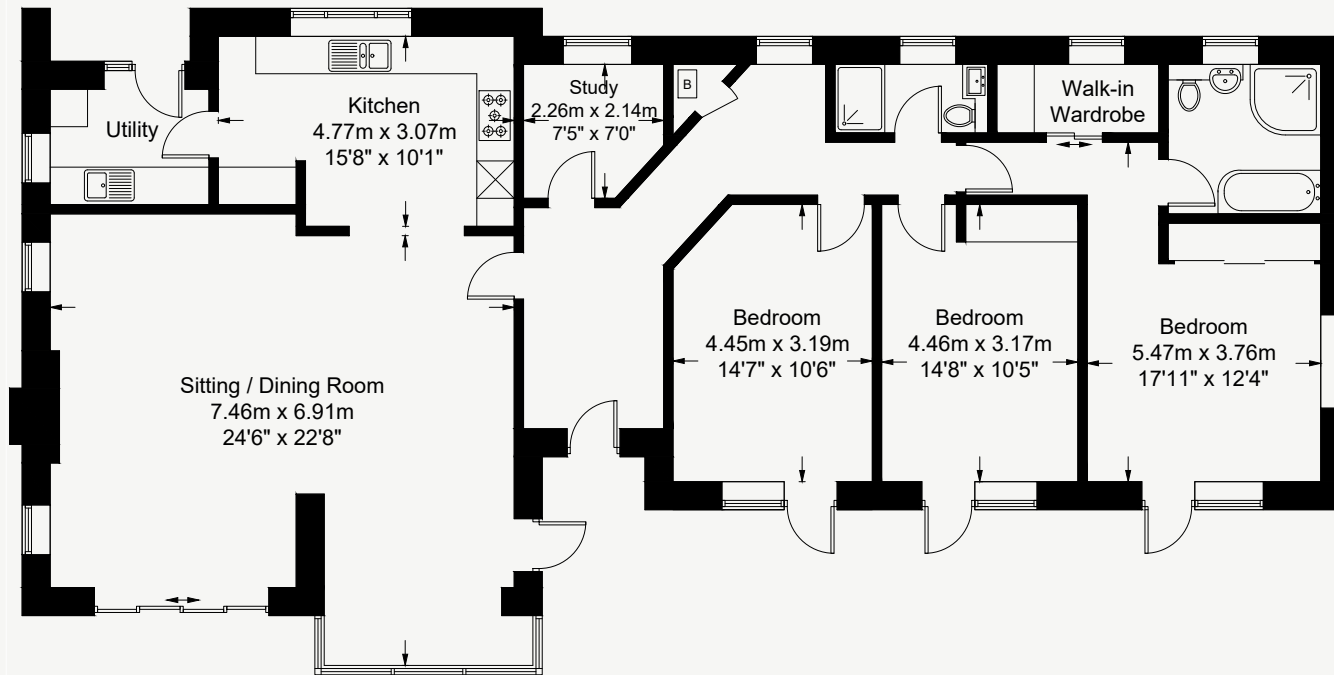
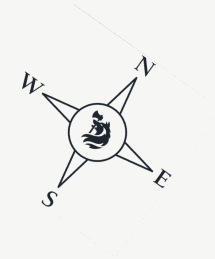
- Double garage with WC
- Parking for several cars
- Delightful gardens with large level lawns & paved terrace
- Lean-to greenhouse
- Large shed

Heron Ridge, Lyme Regis

Approximate Gross Internal Area = 1666 sq ft / 154.8 sq m

Outbuildings = 395 sq ft / 36.7 sq m

Total = 2061 sq ft / 191.5 sq m



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1205540)

THE PROPERTY

Tucked away in this superb elevated position this wonderful property (built in 1975) takes full advantage of this stunning location, commanding superb views across the town and surrounding countryside with glimpses to the sea from parts of the garden.

The property is approached via a shared tarmac drive with plenty of private parking for several cars.

On first entering the property there is a real sense of tranquility, space and light. A large hall with beautiful stripped wooden flooring leads perfectly into the most superb spacious open plan kitchen, dining and sitting room which is quite simply 'as good as it gets' and forms a perfect hub of the house. There is plenty of room for a number of sofas and chairs and a dining room table, with doors opening out to a fantastic paved terrace ideal for al fresco dining whilst admiring the far reaching views. The kitchen area with its own views over the rear gardens incorporates a number of modern wall and base units with a twin oven and five ring gas hob. There is also a utility room and direct access to the beautiful rear gardens.

The house has four bedrooms, including a large principal suite with adjoining bath & shower room, walk in wardrobe, and doors opening out to a terrace, a perfect place for a morning cup of coffee. There is also a family shower room.

The beautifully nurtured and landscaped gardens wrap perfectly around the house including a large level lawn, with many places to sit and take in this breathtaking setting. There is a double garage (with WC and electricity) with huge potential to further develop subject to planning.

All in all, this is a truly wonderful property in an idyllic yet very convenient location.





LOCATION

Heron Ridge is in a superb position backing onto the Lyme Regis Golf Course, and with 'The Spittles,' a beautiful bluebell woodland a short stroll away, once forming part of the South West Coast Path.

Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the Cobb, (made famous by Jane Austin and John Fowle's French Lieutenants Woman) and the harbour. These along with the stunning surrounding countryside and coastline all justify Lyme Regis's worldwide reputation. Lyme Regis and the Bay are situated at the heart of the Jurassic Coast, a major centre for fossil collecting. The town has an excellent selection of facilities, including many independent shops as well as the familiar high street brands. There are two supermarkets, a number of restaurants, and the boutique Alexander Hotel, as well as its own Theatre.

The nearby town of Axminster just five miles away has a large supermarket and a variety of independent shops and cafes, and a mainline railway station to London Waterloo.

The larger city of Exeter lies some 30 miles away, with an international airport and large range of facilities and high street shopping, including a large John Lewis.

EDUCATION

There are two local Primary schools in the area, St Michael's in the town itself and Mrs Ethelston's in the nearby village of Uplyme, together with Perrott Hill Preparatory school a short distance away in South Perrott. The well renowned Woodroffe school, recognised as one of the most innovative and dynamic state run secondary schools in the country with an outstanding Ofsted rating, is within walking distance, with Colyton Grammar school located approximately 6 miles away.



SPORTING & RECREATION

This part of Dorset is amongst some of the finest countryside in the South West. The area is a designated AONB and a haven for keen walkers and riders, well catered for by a network of paths and bridleways. Golf courses at Lyme Regis and Bridport, racing at Bath, Wincanton, Salisbury and Taunton. Water sports including surfing, fishing and power boating at Lyme Regis, West Bay and Weymouth.

PROPERTY INFORMATION

SERVICES:

All mains services are connected. Gas fired central heating.

LOCAL AUTHORITIES:

Dorset Council Tel 01305 251000

COUNCIL TAX:

Band G

TENURE:

Freehold with full vacant possession upon completion.

VIEWINGS:

Strictly by appointment with Jackson-Stops

DIRECTIONS

Navigation by what3words: [///prettiest.opera.jokers](https://www.what3words.com/#!/prettiest.opera.jokers)

From the A35, take the A3052 into Lyme Regis. Proceed down the hill, and at the sharp right hand bend, turn left onto Timber Hill. Pass the Lyme Regis Golf Club on the left, then the shared driveway for the property is the second driveway on the left hand side. Heron Ridge is at the end of driveway on the left.





Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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