

PYNE CLIFF

LYME REGIS • DORSET

The Savills logo, consisting of the word "savills" in a red, lowercase, sans-serif font, positioned within a yellow square.

savills



PYNE CLIFF

WARE LANE, LYME REGIS, DORSET DT7 3EJ

Axminster 5.5 miles (London Waterloo 160 minutes) • Dorchester 26.5 miles • Bridport 10 miles (Mileages and times are approximate)

Georgian country house and cottage with magnificent views over the Dorset coastline

Entrance hall • cloakroom • kitchen/breakfast room • utility • boot room • conservatory • sitting room • library/music room • study • studio

Master bedroom with en suite shower room • 4 further bedrooms • shower room • family bathroom • 4 attic rooms

Cottage with cloakroom • kitchen/dining/sitting room • 2 bedrooms • shower room

Double Garage/Workshop • Beautiful mature gardens • paddock

IN ALL ABOUT 3.5 ACRES



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YOUR ATTENTION IS DRAWN TO THE IMPORTANT NOTICE ON THE LAST PAGE OF THE TEXT





SITUATION

Pyne Cliff is in a spectacular elevated position that is naturally sheltered from the prevailing westerly winds, making it an ideal spot for a wonderful house with outstanding unbroken views over Lyme Bay and its 26 miles of coastline.

The sheltered position has also been ideal for creating a magical garden, filled with a wonderful array of mature specimen trees, shrubs and herbaceous borders creating a magnificent display of colour throughout the year.

The grounds adjoin National Trust farmland with direct access to stunning coastal walks along the renowned Jurassic coast, a World Heritage Site which covers 95 miles of coastline.

Pyne Cliff is just a short walk from the centre of Lyme Regis, an historic old town famous for its quaint old buildings, sandy beach, impressive coastal scenery and especially the Cobb, a stunning medieval harbour.

The town has excellent shops, restaurants, pubs as well as a cinema and theatre. Sporting facilities include sailing, bowling and sea fishing as well as an excellent cliff top golf course. The popular market town of Bridport and the county town of Dorchester are within easy driving distance.

Communications are good with a railway station at Axminster (London, Waterloo 2hrs 40 minutes) or by road via the A303 for London.

DESCRIPTION

Pyne Cliff is an attractive stone house draped in wisteria in a glorious setting within beautiful mature gardens with views out to sea. It is not listed but believed to be of Georgian origin and many of the period features remain adding to its overall charm. Of particular note is the fine cornicing, pretty fireplaces, large panelled and shuttered windows, elegant oak parquet flooring and all of the ground floor front facing rooms have the original window frames.

The house is entered into a central hall that leads to the large family kitchen. There is an easy flow of rooms with the kitchen practically adjoining the utility room and conservatory which not only provides a tranquil setting looking out to sea but also provides additional entertaining space connected to the outside terrace.

The library/music room positioned in the middle of the house acts as an inner hall, which adds to the spacious feel of the house, and could be an additional dining area. This room connects the central staircase, large studio and sitting room

which has an impressive stone fireplace with log burner and traditional beams. A study adjoins the sitting room by a partitioned wall offering a potential to create a larger room which would have three traditional windows overlooking the beautiful gardens. Both the sitting room and study have direct access to the studio complementing the easy flow of the house. Also on the ground floor is a cloakroom and convenient boot room with direct access to the garden at the rear of the house.

The central staircase leads to a first floor landing where there is a master bedroom suite and an additional four further bedrooms, bathroom and shower room. The master bedroom suite and two other bedrooms benefit from the magnificent coastal and garden views.

There is good space within the attic on the second floor which can be used for a number of different purposes such as additional bedrooms, children's playrooms, studio or storage.







PYNE CLIFF

Gross Internal Area (approx)

428.6 sq m / 4613 sq ft

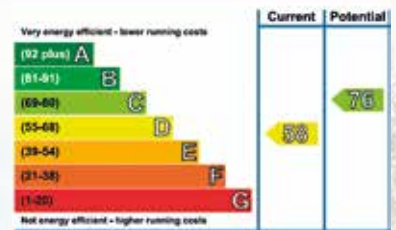
Limited Use Area = 26.8 sq m / 288 sq ft

Total = 455.4 sq m / 4902 sq ft

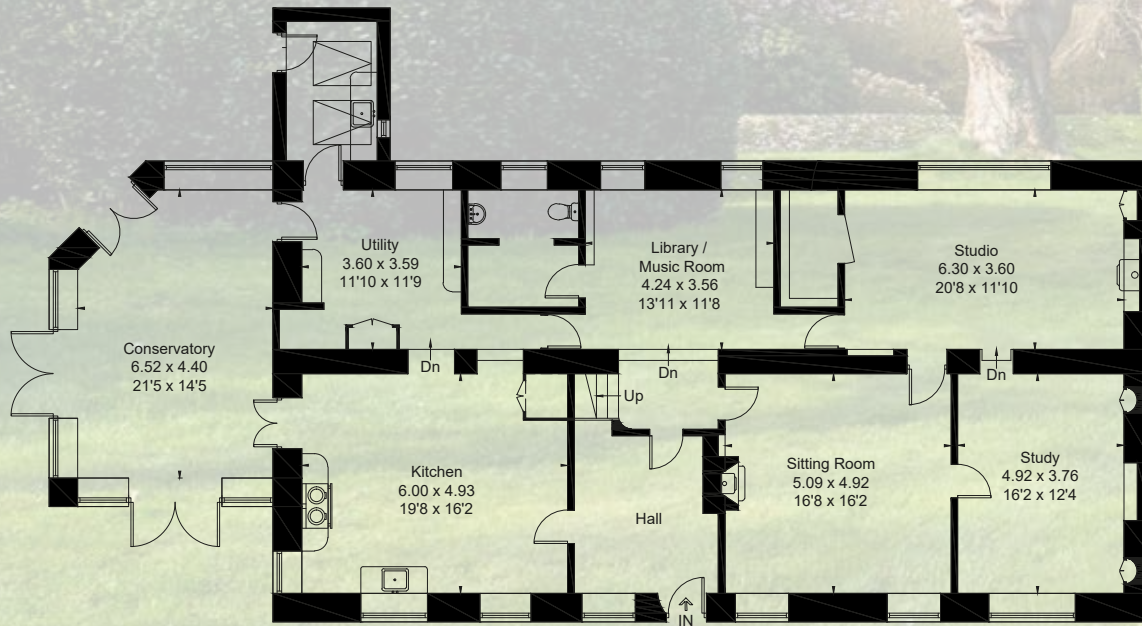
For identification only. Not to scale.

House EPC

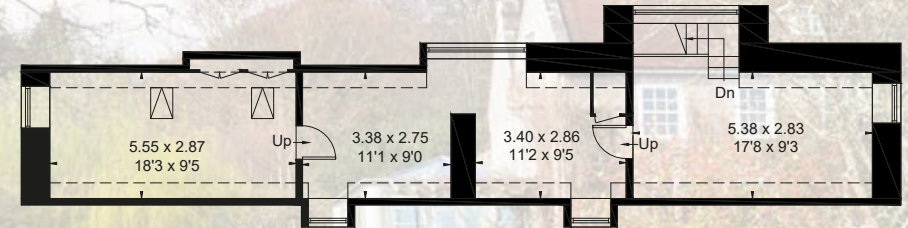
Energy Efficiency Rating



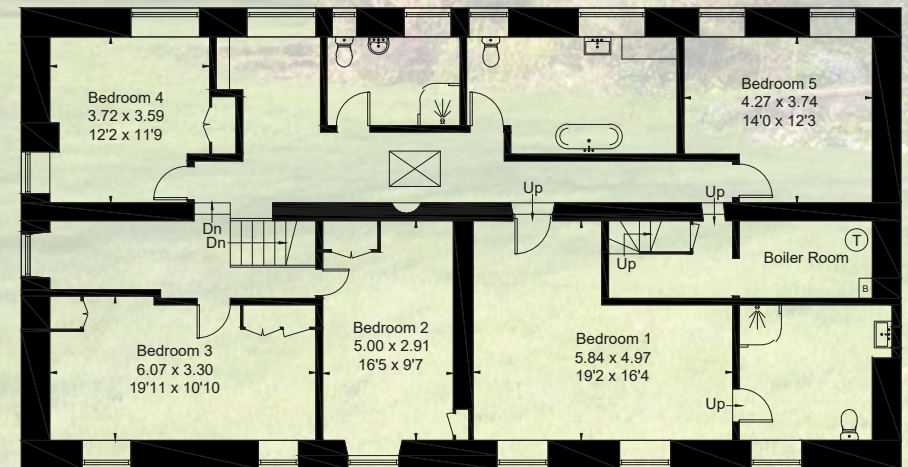
Reduced head height below 1.5m



Ground Floor



Second Floor



First Floor

PYNE CLIFF COTTAGE

Gross Internal Area (approx)

97.1 sq m / 1045 sq ft

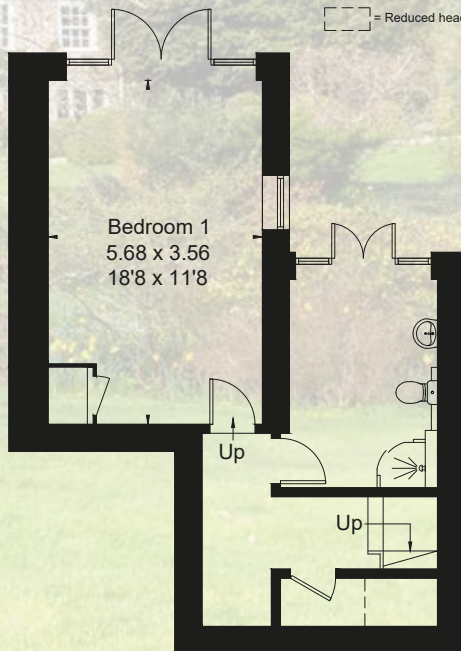
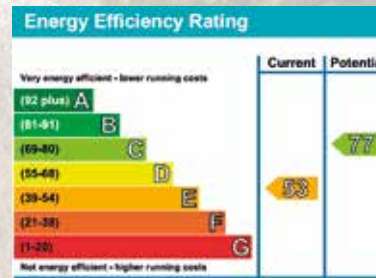
Limited Use Area = 2.6 sq m / 28 sq ft

Total = 99.7 sq m / 1073 sq ft

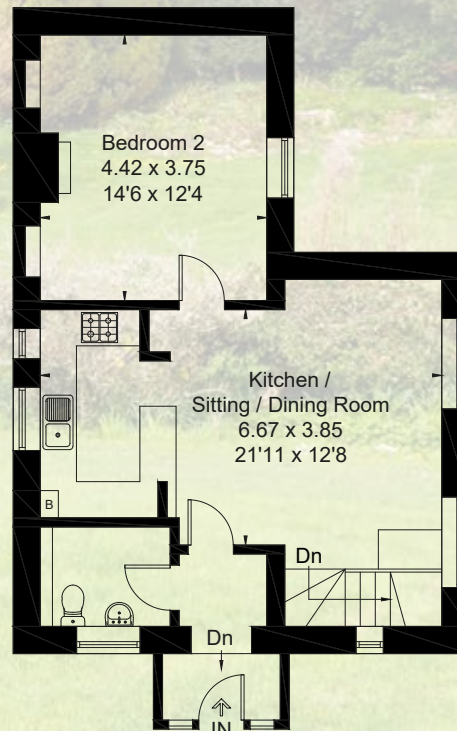
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Cottage EPC



Lower Ground Floor



Ground Floor





Outside

The mature gardens and grounds offer all the pleasures of an English country garden and are naturally dominated by the coastal views. There are generous herbaceous borders, large expanses of lawn, magnificent trees, wild grass paths through woodland, a natural spring stream flowing to ponds with ornate bridges, sculpted hedges and a vegetable garden.

The array of colourful plants include wisteria, magnolia, rhododendrons, viburnums, hydrangeas, camellias and a splendid copper beech tree.

Where there used to be a swimming pool next to the conservatory is a levelled lawn perfect for croquet or large scale outdoor entertaining.

The walled vegetable garden is positioned behind the house and is flanked by a pretty avenue of trees which connects the house, cottage and outbuildings.

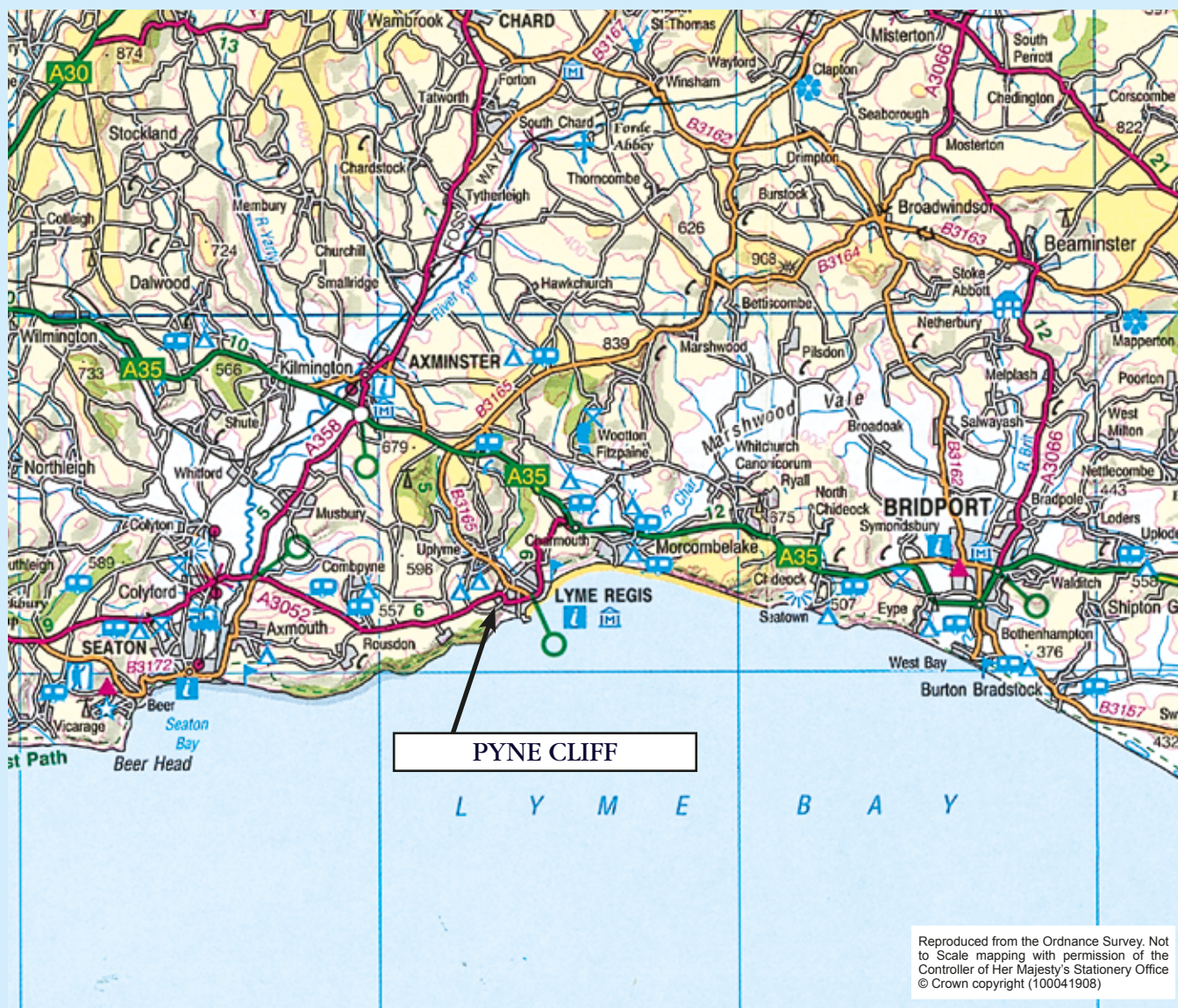
The grass pathways are surrounded by a carpet of bluebells in the Spring and ascend to a magical outlook point offering breathtaking views that stretch both east and west along the coast. A perfect spot for sundowners!

Cottage and Outbuildings

Pyne Cliff Cottage has been converted from a former coach house and is on two levels. The lower floor has a substantial double bedroom with French windows overlooking a sunny

courtyard (with double gates offering vehicular access to Ware Lane). There is also a large bathroom and storage cupboard. A stair leads to the upper floor and into a pretty sitting room and kitchen, with views towards the sea and the Undercliff. There is also another bedroom, an entrance porch and a cloakroom. The cottage is built of stone, and has its own garden and garage, as well as pedestrian access to Ware Lane.

At the rear of the property, a separate tarmac drive leads from Ware Lane to a substantial parking area for both the cottage and the main house. Behind a mature beech hedge is a Heritage-style double garage and workshop. A further barn provides ample garden storage.



AGENTS NOTE

Japanese Knotweed has been found in the garden and a survey and mitigation plan is available for inspection.

GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold

Local Authority

East Devon District Council, Knowle, Sidmouth, Devon EX10 8HL.
Tel 01395 516551.

Services

Mains water, electricity and gas. Private drainage.

Directions (Postcode DT7 3EJ)

From the centre of Lyme Regis near the traffic lights head up the fairly steep high street (called Broad Street) and continue up the hill. Drive past Holmbush car park near the turning down to the Cobb and keep proceeding up the hill in the direction of Exeter. Turn left into Ware Lane, and continue along the lane for about half a mile until you come to a lay-by on the right hand side marked 'Private parking for Pyne Cliff'. Park here and opposite you will see a gate set into a stone wall. Access to Pyne Cliff is through this gate.

Viewing

Strictly by appointment with Savills.

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