



**Conifers  
Dragons Hill  
Lyme Regis**

FORTNAM  
SMITH & BANWELL



## Conifers, 3 Dragons Hill, Lyme Regis, Dorset. DT7 3HW

A magnificent contemporary home with elevated sea views and a detached annexe, in a sought-after position in Lyme Regis

Lyme Regis town centre 0.7 miles, Axminster 5.3 miles, Axminster Station (London Waterloo 2.5 hours) 6 miles, A30 14.0 miles, Dorchester 24 miles, Exeter 31 miles

Main House: Reception hall | Open –plan sitting area, dining area and kitchen | Utility Sitting room/dining room | Study | Cloakroom Principal bedroom with dressing room & en suite shower room | Three further en suite bedrooms Terrace | EPC rating A

Annexe: Open-plan sitting area, dining area and kitchen | One Bedroom | Shower room | Balcony

Double garage | Carport | Garden

### The property

Conifers is a beautifully presented four-bedroom property that has undergone extensive refurbishment and extension to provide an elegant family home with high specification fixtures throughout. The accommodation is light-filled and flexible and could provide various configurations with a detached self-contained annexe providing ideal use as a holiday let or opportunities for multigenerational living. The property also benefits from excellent eco-credentials which include solar panels, two air source heat pumps and underfloor heating throughout the first floor accommodation and has an EPC rating of A. Conifers enjoys a superb elevated position with a landscaped garden and far reaching sea views towards The Cobb.

The property is configured to take advantage of the fantastic views with the heart of the home located on the first floor, taking the form of a spacious, L-shaped open-plan living and entertaining space. There are floor-to-ceiling windows and sliding glass doors that provide a wealth of natural light and open onto a generous terrace area. The room provides space for a seating area and a large dining table, while the Arrex Italian kitchen has sleek fitted units, granite worktops, a large central island and integrated appliances which includes two Siemens ovens and warming drawer. Also on this floor is the principal bedroom which benefits from a dressing room, en suite shower room and a private terrace.

The ground floor provides further space in which to relax, including a sitting room with sliding glass doors that open onto a lower patio area. There are a further three double bedrooms on the ground floor, all of which are en suite. The ground floor also has a well-equipped utility room and a study, which could be used as a further bedroom if required.

The detached self-contained annexe provides further attractive living space with sea views and a private balcony to the rear. The accommodation includes an open-plan sitting area, dining area and kitchen, one double bedroom and an en suite shower room. Beneath the annexe is the double garage and carport with an EV charging point. Driveway providing ample parking space.

















## Outside

The home is set in a beautifully landscaped garden, much of which offers wonderful sea views. Gates at the entrance open onto the driveway, which provides plenty of parking space and access to the integrated double garage and carport which has an EV charging point. The garden includes well-maintained lawns, wood chip beds and terraced flowerbeds. There is also extensive paved patio space in addition to the spacious south-facing roof terrace which provides ideal space for al fresco dining and for admiring the views.

## Location

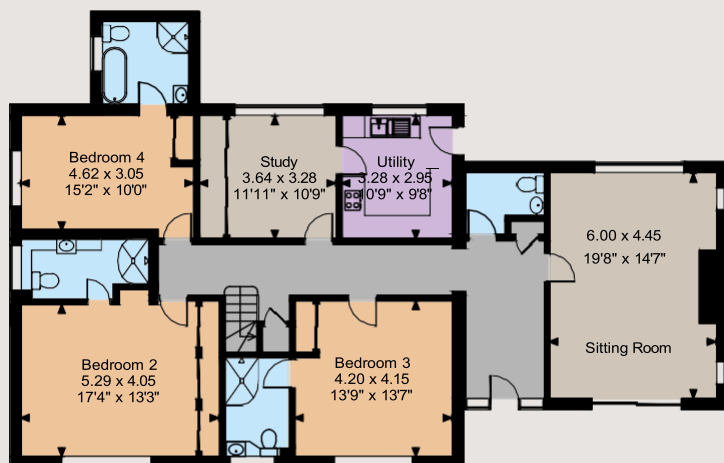
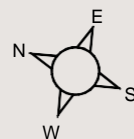
The property is in a highly desirable position, on the edge of the charming town of Lyme Regis and less than a mile from the seafront. The town is situated in the Dorset Area of Outstanding Natural Beauty on the World Heritage Jurassic Coast. There are superb coastal walks including the South West Coast Path and miles of unspoilt countryside to

explore. The town has access to a variety of everyday amenities, including high street shops, independent boutiques, cafés and restaurants. There are numerous water based recreational and sporting facilities such as sailing, power boating, water skiing, diving, paddle boarding, kayaking and sea fishing. 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 6.6 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 and Chard, St. John's International School and Perrott Hill.

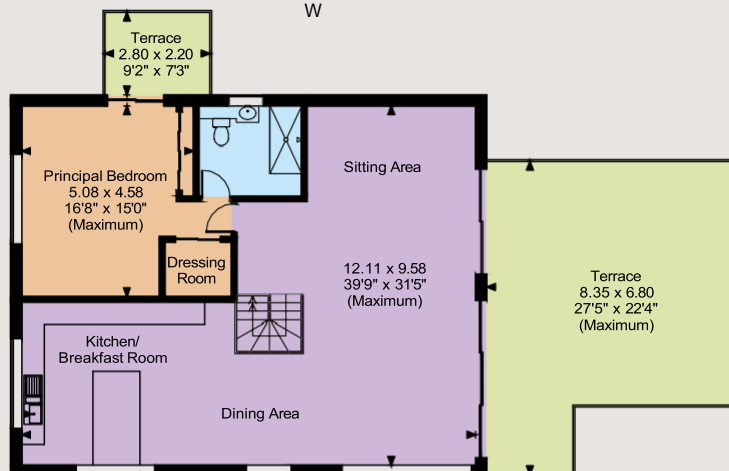








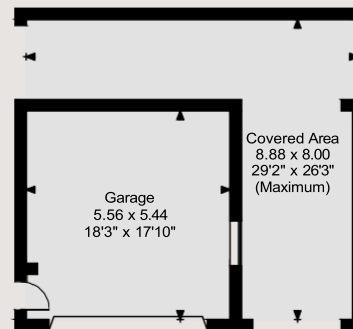
Ground Floor



First Floor



Annexe



Floorplans  
House internal area 2,877 sq ft (267 sq m)  
Annexe internal area 585 sq ft (54 sq m)  
Balcony internal area 588 sq ft (55 sq m)  
Garage and covered area internal area 717 sq ft (66 sq m)  
For identification purposes only.

#### Directions

From Bridport, head west on the A35, following the sign for Lyme Regis. At the roundabout take the A3052 to Lyme Regis. After 0.8 miles, turn left into Dragons Hill and you will find the property at the end of the cul-de-sac.

#### General

Local Authority: Dorset Council  
Services: Mains electricity, gas, water and drainage. Central heating via two air source heat pumps and Solar Panels. EV Charging Point.

Score	Energy rating	Current	Potential
92+	A	96   A	96   A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Council Tax: Band F

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



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