



Overton House

Lyme Regis

An outstanding newly renovated coastal property, situated in an enviable position with superb waterside views of Lyme Bay and popular Lyme Regis

Overton House, Timber Hill, Lyme Regis, DT7 3HQ
Seafront 0.5 miles, Axminster station 5.7 miles, Exeter 32 miles

Features:

Impressive detached coastal residence
Outstanding sea views
Seven bedrooms | Six bathrooms
Two bed annexe
Large bespoke fitted kitchen/dining room
Outdoor kitchen and dining terraces
Games room/bar
Drawing room with wood burner
Gym, sauna & steam room
EPC Rating B





The property

Overton House is one of Lyme Regis's finest homes, finished to an excellent standard and with unrivalled quality throughout. The property occupies an impressive elevated position that provides splendid views of Lyme Bay and the famous Cobb. A recent extensive refurbishment to an exacting specification has created a magnificent family home with flexible, spacious accommodation, along with an attached self contained two-bedroom annexe.

An elegant reception hall leads to a large dual aspect drawing room and the striking open plan kitchen/dining room that was designed and built by local craftsman Marc Smith Bespoke. The impressive kitchen offers handle-less doors, brass gola rails, quartz worktops, a brass champagne sink, handcrafted oak wine rack, boiling water tap, an integrated coffee machine, warming drawer, twin ovens, double dishwashers and LED mood lighting.

From the kitchen, bifold doors lead to a wonderful dining terrace against the backdrop of beautiful Lyme Bay. The property also benefits from a utility room, boot room and a fitted wine cellar with bespoke storage and a wine cooler. There is a wonderful space for entertaining provided in the games room, which has a bespoke bar and attractive parquet floor. Yet more outstanding sea views can be enjoyed from this ground floor vantage point.

The first and second floors of the property are of significant proportions, hosting fine and exquisitely designed bedrooms, dressing rooms and en suite bathrooms. Five of the seven bedrooms have luxurious high specification en suite bath or shower rooms, with a large family bathroom servicing the remaining two bedrooms. The capacious principal suite located on the second floor has truly unrivalled waterside views incorporating the historic Cobb. The principal bedroom has a large en-suite bathroom with a walk in shower and free standing bath, with a separate dressing room and walk in wardrobe.

The landing space of the second floor provides a superb area which could be used as a quiet reading space/library/office, with a door giving access to

the back garden, from which unrivalled views can again be fully appreciated. Completing the property is a gym, plus a sauna and steam room.

The adjoining two storey annexe provides further beautifully presented accommodation in the form of open plan kitchen/dining room, separate sitting room with garden access, two bedrooms and a family bathroom.

Gardens and Grounds

Overton House benefits from beautifully landscaped gardens that have been expertly designed to provide the perfect space for entertaining and enjoying the stunning views. The predominantly private and level front garden provides a large dining terrace and lawn, from which unspoilt views of the sea can be enjoyed.

The private rear garden has been designed as an extension to the internal accommodation to provide the perfect seamless indoor/outdoor space. A fully equipped and undercover outdoor kitchen has been uniquely handcrafted from cedar wood, in a white rendered wall surround. There is a unique mosaic tiled floor. Diners can sit at the bar and look out to sea. The outdoor kitchen is fitted with a drinks fridge, pizza oven and gas barbeque, complemented by atmospheric down lighting. There is also an additional terrace, suitable for a hot tub and with festoon lights.

There are outdoor store rooms to host water sports equipment with a hanging rail for wetsuits, as well as a large double garage with an EV charging point and a parking terrace which can host up to 8 cars.

Location

Situated on Timber Hill, one of Lyme Regis's most exclusive addresses, with spectacular views over Lyme Bay, Lyme Regis Harbour and the famous Cobb. The Cobb is an iconic part of the five times Oscar nominated film *The French Lieutenant's Woman*, based on the novel by John Fowles. It has also played host to several other major movie productions, including most recently *Ammonite*, *Persuasion* and *Wonka*.

Timber Hill lies within an elevated position on the eastern side of Lyme Regis about half a mile from the town centre and sea front.





Overton Close is a private cul-de-sac of six exclusive detached properties, a stone's throw to the golf course, opposite National Trust Woodland and direct coastal walks.

The Dorset town of Lyme Regis is a picturesque coastal town noted for its many period buildings and being situated on the beautiful UNESCO World Heritage Jurassic Coast. The town has an active community throughout the year, with a wide selection of shops, pubs and restaurants, including Mark Hix's Oyster and Fish House.

Approximately four miles to the north is Hugh Fearnley-Whittingstall's River Cottage HQ, which hosts a variety of dining events and courses throughout the year. Sporting facilities include sailing, bowling and sea fishing, as well as an excellent cliff top golf course just a few hundred yards away from Overton House. The popular market town of Bridport and the county town of Dorchester are within easy driving distance. Communication links to the area are good, with the A35 providing links to Honiton and Exeter in the West, and Bridport to the East. Lyme Regis is less than six miles away from the mainline railway station at Axminster, with regular services to London Waterloo.

Directions:

What3Words: port.nature.centuries
 Take the A3052 off the A35 near Charmouth and at the Golf Course turn left onto Timber Hill. Go past the Golf Course down the hill and the turning into Overton Close is on the right. Overton House is the third house on the right, through the gated entrance.

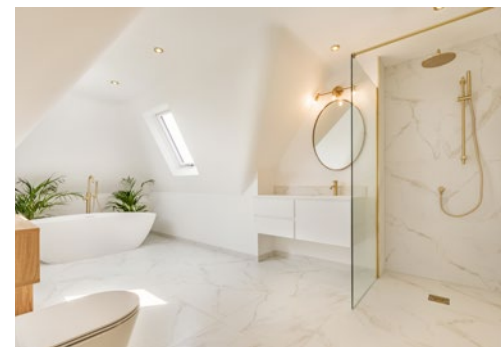
General

Services: Mains gas, 3 phase electric, water & drainage

Tenure: Freehold,

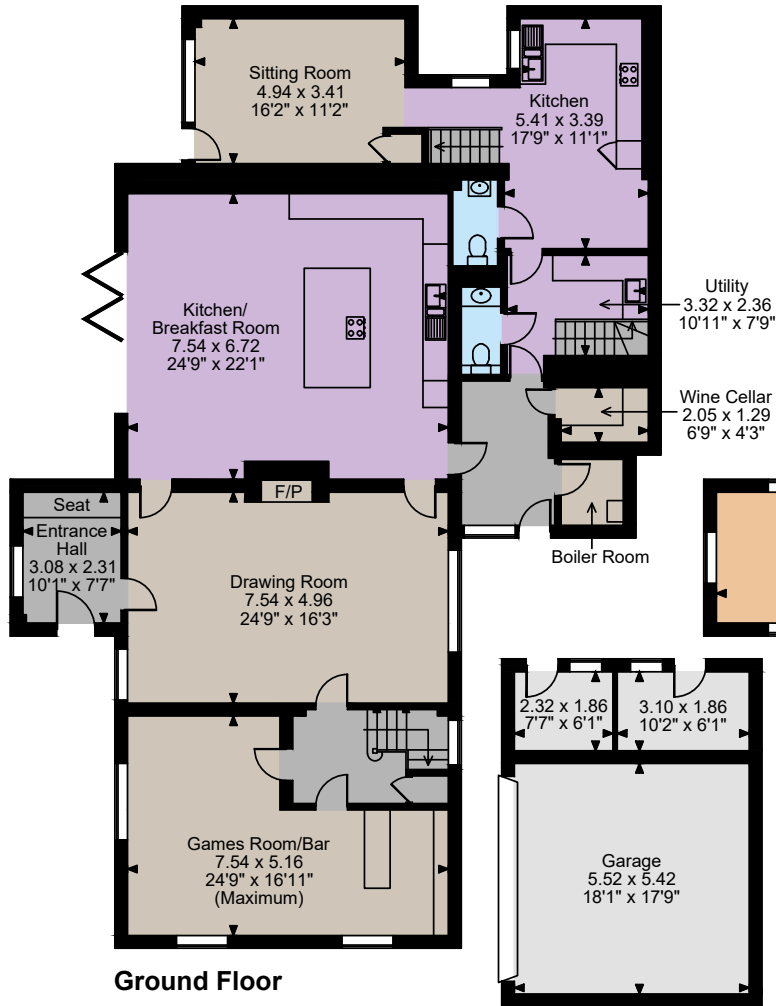
Council Tax Band: H

Guide Price: £2,250,000

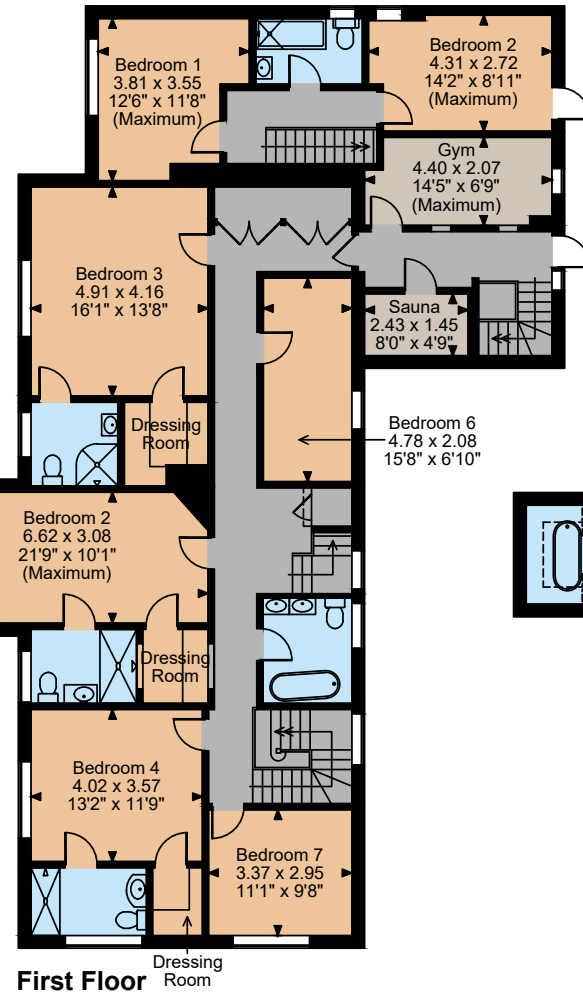


Overton House, Timber Hill, Lyme Regis
 Main House internal area 4,477 sq ft (416 sq m)
 Garage internal area 322 sq ft (30 sq m)
 Outbuilding internal area 111 sq ft (10 sq m)
 Annexe internal area 799 sq ft (74 sq m)
 Balcony external area = 47 sq ft (4 sq m)
 Total internal area 5,709 sq ft (530 sq m)

Annexe Ground Floor

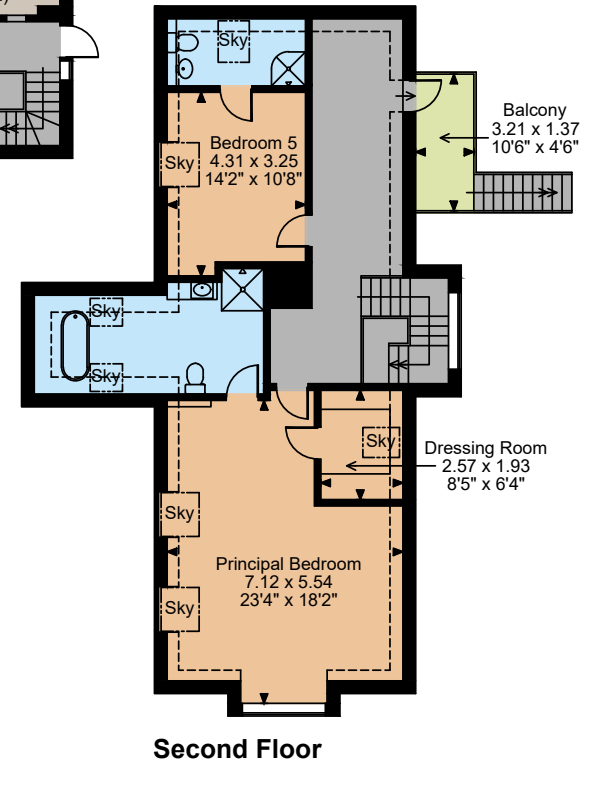


Ground Floor

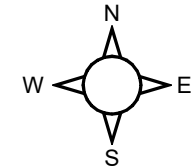


First Floor

Annexe First Floor



Second Floor



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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