

Trent Cottage Harcombe,Lyme Regis DT7 3RN

fox & sons

welcome to

Trent Cottage Harcombe, Lyme Regis

A charming detached three-bedroom Devon longhouse, beautifully refurbished and stylishly decorated, seamlessly blending the character and heritage of a traditional country home with the comforts and convenience of modern living

Outer Porch
Accessed via paved pathway through the front garden, with front door opening into lounge

Lounge
uPVC double glazed windows to rear aspect, windows to front aspect with window seats, built in storage cupboard, stairs rising to first floor, ceiling beams and wooden flooring, log burner with beam mantel, radiators, ceiling light points

Study
uPVC double glazed windows to front aspect, stairs rising to first floor, radiator, ceiling light point

Kitchen
Window to side aspect and uPVC double glazed window to front aspect, range of wall and base shaker style units with worktop over and tiled splashback, drainer sink, integrated dishwasher, space for freestanding fridge/freezer, space for Rangemaster style cooker, radiator, spotlights

Utility area: uPVC double glazed window to rear aspect, worktop with space for under counter washing machine, radiator, ceiling light point

Dining Room
Door to rear aspect leading to patio, uPVC double glazed double doors to side aspect, uPVC double glazed windows to front and rear aspects, electric radiator, ceiling light point

Landing
Doors leading to subsequent rooms, ceiling light point

Bedroom 1
uPVC double glazed window to front and rear aspects, built in wardrobe, ceiling beam, loft hatches, radiator, ceiling light point

Bedroom 2
uPVC double glazed window to front and rear aspects, fireplace, radiator, ceiling light point

Dressing Room
uPVC double glazed window to front and side aspects, radiator, ceiling light point

Bathroom
uPVC double glazed window to rear aspect, panel bath with shower over, hand wash basin, low level WC, part tiled walls, heated towel rail, radiator, ceiling light point

Bedroom 3
uPVC double glazed windows to front and side aspects, radiator, ceiling light point









Garden

The property enjoys beautiful, secluded front and rear gardens, predominantly laid to lawn and bordered by a variety of established hedges, mature trees and flower beds, creating a private and attractive outdoor space.

A patio area provides an ideal setting for outdoor dining and entertaining, with access to an external storage room. The garden also benefits from a charming summerhouse with its own patio area to the front, offering a peaceful retreat.

Additional features include an outside tap, outside lighting, a shed with power and lighting, and a graveled area incorporating a useful log store.

Garage And Driveway

Garage with electric roller door, power and lighting. A private driveway provides additional off-road parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead

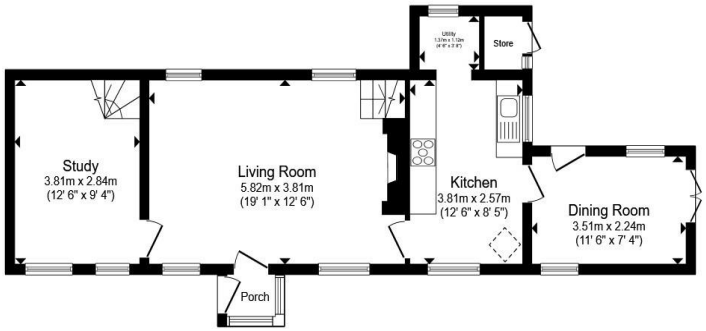
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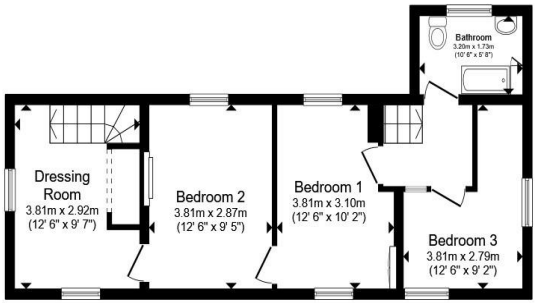
- DETACHED THREE BEDROOM LONGHOUSE
- COUNCIL TAX BAND E
- BEAUTIFULLY DECORATED THROUGHOUT
- CHARACTER FEATURES
- SPACIOUS LOUNGE WITH LOG BURNER

Tenure: Freehold EPC Rating: E
Council Tax Band: E

£585,000



Ground Floor



First Floor

Total floor area 104.8 m² (1,128 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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The Property Ombudsman

Property Ref:
AXM105213 - 0004

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