



**Coast &
Country since 1977**

Silver Street, Lyme Regis, Dorset DT7

£1,200,000 Freehold



PROPERTY DESCRIPTION

A rare opportunity to purchase a superb Grade II listed, Regency House, in a private location, in the heart of Lyme Regis with outstanding Sea and Heritage Coastal views. Constructed in 1837, with colour washed rendered elevations under a slate roof, the property exhibits a wealth of fine period features, including; a veranda and first floor balcony, which takes maximum advantage of the breath-taking views. This combined with a fine cantilever staircase, period joinery, working shutters and a delightful garden, makes this attached period residence, an impressive family or second home.

This stunning property, comes to the market for the first time in over 25 years, with over 4,000 square feet of floor space, the light, spacious and versatile accommodation briefly comprises; on the ground floor, reception hall, WC, three reception rooms, and fitted kitchen, with the basement comprising; a large home office or family room, utility room, workshop, wine cellar and storage room. The first floor comprises; four bedrooms, with three benefiting from en-suites and spectacular sea and coastal views, outside, there are lovely landscaped gardens, a conservatory, two garages and additional onsite parking.



FEATURES

- Breath-taking Coastal Views
- Town Centre Location
- Ample On Site Parking
- Conservatory
- Beautifully Landscaped Garden
- Balcony with Sea View
- Three Double Bedrooms with En-suites
- Basement Office or Hobbies Room
- Veranda with stunning views
- Grade II Listed





ROOM DESCRIPTIONS

The Property:

Period front door, opens into the entrance lobby, with double doors through to the entrance hall, with fine cantilever staircase to the first floor, ground floor WC, and steps down to the basement. Doors to both the sitting and dining room, give access to veranda, with the superb sea views. The sitting room has an open fireplace with built in bookshelves. At the rear of the dining room is the kitchen, with granite work surface, and range of fitted wall and base units with built in appliances. The library is on the opposite side of the entrance hall, and also has an open fire, with a fine set of built in book cases.

On the first floor, the principal bedroom has French doors to the balcony, a dressing room and an en-suite bathroom. Bedroom two, which also has en-suite, together with bedroom four/ study, again have French doors to the balcony, again with stunning views. The large third bedroom, on the other side of the house, also has an en-suite shower room.

The basement area, provides ample opportunity for re-configuring if desired, but at present comprises; a large home office, which was formally the billiard room, and we feel could be reconfigured as a kitchen/ family room, if required, a wine cellar, store room, utility room, workshop and wood pellet boiler for central heating and hot water. Access to an internal courtyard, with steps to kitchen and further storage areas.

Outside

The shared entrance drive rises up behind The Old Vicarage, to a gravelled entrance forecourt, shared by the two neighbouring properties.

Opposite the entrance courtyard, are twin garages, which are leased by the property, providing ample onsite parking and storage.

At the rear of the gravelled courtyard, is a substantial lean to timber conservatory, which provides a fantastic opportunity for alfresco dining in inclement weather, and access to the patio.

The Gardens

The delightful rear gardens, has a large paved patio running the width of the house, with steps up to the veranda. The patio provides ample opportunity for outside entertaining and takes maximum advantage of the superb views.

Wide steps descend to a large central lawn, surrounded on all sides by a profusion of shrubs and mature planting, which has been designed to give year round interest and colour. There is a shaded seating area, and an adjacent garden shed.

On the far side of the lawn, a separate gravelled pathway gives onto steps and down to a timber gate, which gives pedestrian access to Silver Street, which is only a short distance to the town centre.

Energy Efficiency/ Eco Credentials

The property benefits from solar panels, which gives a feeding tariff of approx. £1,000 per annum, a wood-fired pellet boiler, and there is also an electric car charging point.

Please note; this property does not require an Energy Performance Certificate (EPC).

Council Tax

Dorset Council: Tax Band G - Payable 2023/24 £3,893.45 per annum.

Lyme Regis

The 'picturesque' coastal town of Lyme Regis nestles in an Area of Outstanding Natural Beauty, right at the heart of the UNESCO World Heritage site known as the Jurassic Coast. The town is regarded as the 'Pearl of Dorset' and is known for its natural beauty, fossils, literary connections and extraordinarily rich heritage.

The town has an active community throughout the year, with a wide selection of shops, pubs and restaurants.

Disclaimer

John Wood & Co acting as 'Agent' for the property of the Vendor, gives notice that the Agent has prepared these details in good faith and should be used for guidance only. They should not be relied upon as a statement or representation of fact. Any statements made within these particulars are made without responsibility on the part of the Agent or the Vendor and they do not constitute any part of an offer or contract. Prospective Purchasers must ensure by inspection or otherwise, that each of the statements in these particulars is correct. Please let the Agent know if there is a specific detail about this property that will influence your decision to purchase or that you would like clarified.

Prospective Purchasers should ask their Solicitor or Legal Advisor to check that all permissions and consents are in place. References to the tenure of a property are based on information supplied by the Vendor. **The Agent has NOT had sight of any title or lease documents, and Prospective Purchasers must obtain verification from their Legal Advisor**

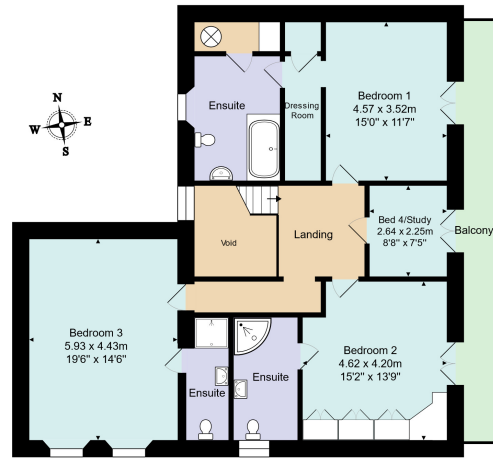
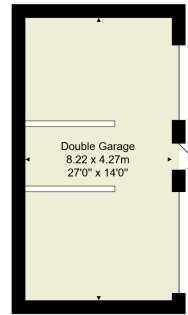
All measurements are approximate and together with floor plans, are not to scale and are for guidance only. None of the appliances, apparatus, equipment, fixtures and fittings, utilities and services, electrical installations, heating or plumbing have been tested by the Agent and Prospective Purchasers must obtain verification and compliance with their Legal Advisor, Surveyor or Contractor.

John Wood & Co recommend that all prospective purchasers obtain a structural survey, when purchasing a property.

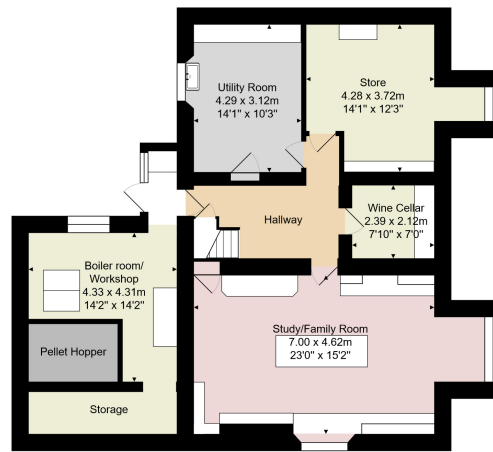
Opening Hours

Monday to Friday 9am - 5:30pm and Saturday 9am - 3pm. Hours may vary over Bank Holiday periods.

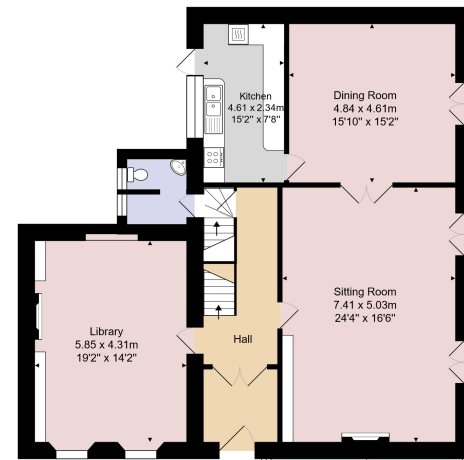
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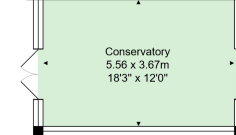
First Floor



Basement



Ground Floor



Total Area: 382.5 m² ... 4117 ft² (excluding double garage, balcony)
Not to scale. Measurements are approximate and for guidance only.