



*Victorian 3 bedroom Cottage, garden & Parking. EPC D. DC-D*

**Penn Cottage, Old Lyme Hill DT6 6BP £649,000 Freehold**

**EPC D**

**FORTNAM**  
**SMITH & BANWELL**



# in brief...

Characterful Victorian detached house

Large southerly aspect sitting room with log burner and bay window

Large master bedroom with dressing area and ensuite

Further double aspect double room

Secure, private walled patio/garden to the rear



Successful Holiday Let so chain free

Generous size fully fitted kitchen-dinner with french doors to the patio space.

Large single bedroom with feature bay window

Family bathroom with shower & bath

Driveway for parking



# Great family home, holiday home or holiday let



## *in more detail...*

Situated on the western side of the village with views to the sea and towards Golden Cap, this interesting, detached 3 bed Victorian house is within easy reach of the village amenities and the seafront. Penn Cottage has undergone sympathetic and thorough renovation & now benefits from new gas central heating & boiler, new Upvc sash windows, with new or renovated flooring throughout. There is a fireplace with a wood burner in the sitting room, and stripped wood flooring. The spacious Kitchen-dining room, with French doors opening to the patio, is a great entertaining space, plus utility room, where the boiler is housed, & a separate WC.

Upstairs is a family bathroom and three bedrooms. The master bedroom with views to the coast towards Stonebarrow & Golden Cap, has built in wardrobes & en-suite shower room. This has a large walk in shower, wc & basin. From the spacious landing with further built in cupboards there is a further double bedroom with coastal views and a large single to the rear with a bay window offering great views.

Outside there is a paved patio with part of the old village wall, offering secure, sunny and private space. There is parking on the drive way for 2 cars, depending on size!

Penn Cottage is only 10 minutes walk

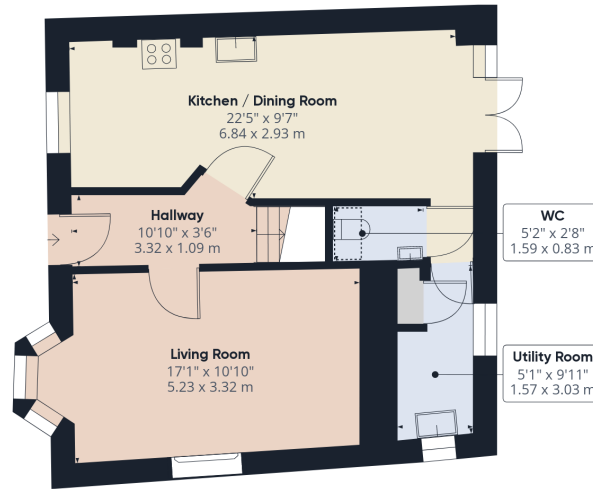


from the beach and the main village amenities. Buses close by, run hourly to Lyme Regis and Axminster, which is on the London Waterloo to Exeter train line. The village offers a wealth of clubs and activities for all ages, a local primary school and a good range of secondary schools and colleges.

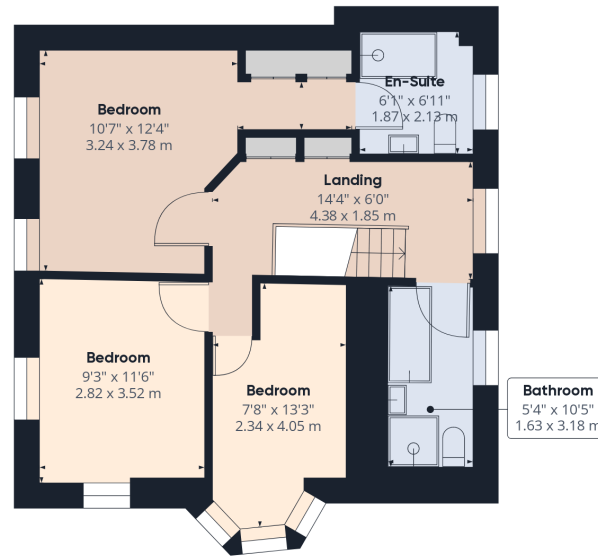
Directions: From the centre of the village, head west out towards Lyme Regis, as The Street curves to the right, Penn Cottage is the first house on the right at the junction of Old Lyme Hill and Old Lyme Road. There is a bus stop and layby to the right.

Dorset Council D EPC D

*the location...*



Ground Floor



Floor 1

**Approximate total area<sup>01</sup>**

1087.01 ft<sup>2</sup>

100.99 m<sup>2</sup>

**Reduced headroom**

4.48 ft<sup>2</sup>

0.42 m<sup>2</sup>

Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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