



10 Farnham House,



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Stile Lane, Lyme Regis, DT7 3JD

Stunning three bed apartment with superb sea views, private allocated parking and a short walk to the beach and shops!

- Three bedrooms
- Wonderful sea views
- Additional visitor parking
- Excellent condition throughout
- EPC C, CTB D
- Two bathrooms
- Private allocated parking space
- Beautiful communal grounds
- Share of freehold
- No holiday lets

Guide Price £370,000

THE PROPERTY

Forming part of a modern extension to a period building the beautiful apartment on the first floor benefits from a private access, allocated parking and the enjoyment of attractive communal grounds overlooking the sea. The property itself is in excellent order throughout and ready to move into full time or to enjoy as a pied a terre. The accommodation briefly comprises three bedrooms, two bathrooms, a well designed kitchen and a large living/dining room with spectacular views out to sea.



SITUATION

Farnham House is situated in the picturesque coastal town of Lyme Regis and only a short walk away from the harbour and ancient Cobb, sandy beaches and the town centre, with a bus stop also located very nearby. The town offers a wide range of shopping and leisure facilities with an active, friendly year-round community and many clubs, teams and events to suit all interests. Lyme Regis also has a theatre and is well-served by several medical and dental practices, the highly regarded Woodroffe secondary school and is within easy reach of the renowned Colyton Grammar School. The area is also known for its fantastic walking opportunities with open countryside and woodland close to the property and a glorious walk along the River Lim within very easy reach. The South West Coast Path also runs through Lyme Regis, offering superb walks along the World Heritage Site Jurassic Coast with glorious views and scenery to be enjoyed. To the north is the market town of Axminster (6 miles) with a wider range of facilities along with a railway station on the London Waterloo line, which enjoys bus links with Lyme Regis. There are international airports at Exeter (25 miles) and Bristol (60 miles).

OUTSIDE

The well maintained communal grounds are mainly laid to lawn with mature shrubs and trees including an ancient Yew tree (with a preservation order) there are lovely areas so sit out and enjoy the fantastic views of the sea. Each property has an allocated parking space and there are a few additional visitor parking spaces on site. The apartment itself is accessed to the rear of the old building up a set of external steps and along a walkway which arrives at your own private entrance. There are two outside seating areas, with space to sit out and enjoy the view, or read a book.

SERVICES

Gas fired central heating, mains drainage and electric.

The property has been much enjoyed by the present owner for 23 years as a second home and is offered to the market chain free.

A bungalow on the grounds has applied for planning permission to extend.

Broadband - Standard up to 18Mbps and Superfast up to 51Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

DIRECTIONS

From Lyme Regis Town centre proceed uphill on Broad Street bearing left at the top of the town. Just past the Alexandra Hotel on your left is a turning to Stile Lane. Take this turning and then immediately right handed which leads you up to Farnham House and the parking area.

VIEWINGS

Please contact Stags to arrange an accompanied viewing.

LEASE DETAILS

The property is share of freehold with a 999 year lease from July 1988. There is no ground rent. The annual maintenance charge is £1200.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Approximate Area = 764 sq ft / 71 sq m
For identification only - Not to scale

First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rchecom 2025. Produced for Stags. REF: 1262855



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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