



Lilac Cottage



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39 Church Street, Lyme Regis, Dorset DT7 3DA

Sea Front and Town Centre 0.1 Mile Bridport 10 Miles

Enjoying stunning sea views along the Jurassic Coast, a handsome historic period cottage in extensive secluded gardens backing onto East Cliff in the highly sought after town of Lyme Regis. Grade II Listed.

- Superb Coastal Position
- Newly Refurbished
- Large Balcony/Sun Terrace
- Private 1/4 Acre Plot
- Freehold
- Classic Period Cottage
- Three Bedrooms, Three En-Suite Bathrooms
- Many Character Features
- Two Nearby Parking Spaces
- Council Tax Band F

Guide Price £900,000

VIEWING DAY

Saturday 23rd April 2022. Viewings by prior appointment.

THE PROPERTY

Lilac Cottage is a fine Georgian cottage (for all intents and purposes detached although linked at the rear) set in wonderful secluded gardens backing onto East Cliff with stunning views along the Jurassic Coast and within the historic heart of Lyme Regis only a few minutes from the town centre and the sea front. It is understood to date back to the late 18th/early 19th century and was occupied as the brewer's house serving the nearby former London Inn. It is Listed Grade II of architectural or historic importance.

The cottage has a classic double fronted slate hung front elevations under a slate roof. Under the current ownership since 2019, it has been subject to extensive renovation to a very high standard with a mixture of period style and contemporary features. The excellent and well appointed specification includes gas fired central heating, gas Aga, solid wood painted kitchen units with solid oak worktops and contemporary bath/shower room fittings. There is still a host of character style features typical of its age and type including a mosaic tiled floor, wood panelling, picture rails, sash windows, fine arch window, panelled doors, dado rails, window seats and a beamed and stone fireplace. The cottage enjoys a lovely private aspect over its own gardens and grounds, to the sea beyond.



On the ground floor, the ornate entrance porch leads to a reception hall, sitting room, separate dining room, kitchen/breakfast room and a downstairs double bedroom which enjoys an en-suite wet room.

The principal bedroom on the first floor has an en-suite shower room and a balcony/sun terrace taking full advantage of the wonderful coastal aspect. There is further bedroom with an en-suite bath/shower room featuring a roll top bath.

OPTIONAL HOLIDAY LETTING BUSINESS

A very successful holiday letting business is run operated through Air b'n'b, generating very impressive income. The property can be purchased as a going concern with the benefit of forward bookings. The comprehensive and quality fixtures and fittings are available by separate negotiation. Further information on request.

OUTSIDE

Lilac Cottage sits in extensive gardens and grounds onto East Cliff enjoying fantastic panoramic views along the Jurassic Coast taking in Charmouth, Golden Cap, Chesil Beach and to Portland beyond. The gardens are well stocked with a whole variety of trees and shrubs together with lawns and sun terrace that takes advantage of the sunny aspect and sea views. There is a very useful detached brick store.

There is also the immense benefit of two nearby parking spaces (the availability of parking in Lyme Regis town centre is extremely rare) in East Cliff which forms part of the freehold. These are located within only a minutes' walk just up the hill.

SITUATION

Lilac Cottage occupies a highly convenient yet private and tucked away coastal setting just off Church Street, backing onto East Cliff and only a few minutes' walk from the town centre and sea front. Lyme Regis is a hugely popular and historic town forming part of the World Heritage Jurassic Coast. It is famous for its iconic cobb, harbour and beautiful bathing beaches. The thriving town centre offers convenient and bespoke shopping of a surprising variety as well as a number of renowned popular restaurants and hotels. It has excellent walks and water sport facilities and within an area designated as an Area of Outstanding Natural Beauty (AONB). The market town of Axminster is within 4 miles with train services to London Waterloo and there is also excellent road and rail access further westwards into Devon and Cornwall.

SERVICES

All mains services. Gas fired central heating.

AGENT'S NOTE

- The property will be sold subject to a restrictive covenant preventing any development within the gardens.
- No parking is allowed immediately adjoining Lilac Cottage due to being under separate ownership.

VIEWINGS

Strictly by appointment with Stags, telephone 01308 428000. Subject to changeover days- please contact Stags for more information.

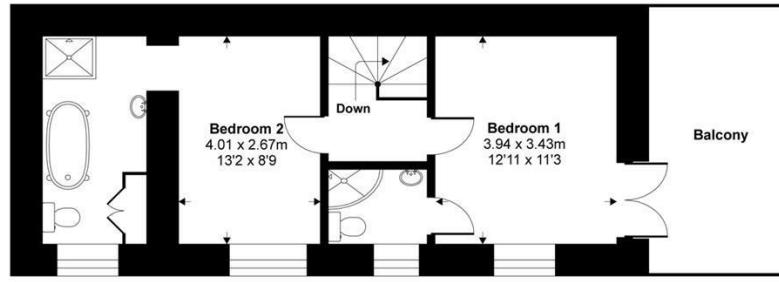
DIRECTIONS

From Bridport, follow the A35 west and at the Charmouth roundabout take the second exit towards Lyme Regis. Follow this road down into the town and on passing Annings Road on the right, access to Lilac Cottage is just a bit further down on the left just before the former London Inn.

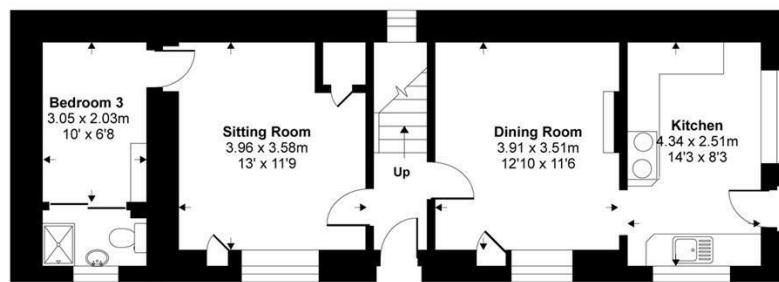


Approximate Area = 1063 sq ft / 98.8 sq m

For identification only - Not to scale



First Floor



Ground Floor



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checon 2021.
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