



# Eaves

WWW.EAVESHOUSE.COM

## Nash House

Pound Street, Lyme Regis, Dorset, DT7 3HZ

**OFFERS OVER: £900,000**

A remarkable Grade II listed Georgian townhouse, in the heart of Lyme Regis, with breathtaking views of the sea and coastline. Set out over four floors it is a light and airy home that combines clean modern living with an abundance of character, charm and history.

**TENURE — FREEHOLD**







# Overview

A four/five bedroom house that was renovated then used as a second home by the current owners for the past 9 years.

The house, set over four floors, offers an entrance hall, kitchen breakfast room, dining room, cloakroom, sitting room, four bedrooms, a studio/bedroom 5 with panoramic views of the sea, bathroom, further shower, a roof terrace, another terrace out from the sitting room, a front patio and a stunning rear garden designed by a well-known local garden designer.

## Key Features

- AN IMPRESSIVE GEORGIAN TOWNHOUSE
- A MIXTURE OF PERIOD CHARACTER AND MODERN LIVING
- KITCHEN/BREAKFAST ROOM
- DINING ROOM
- SITTING ROOM
- 4 BEDROOMS (ONE WITH FREESTANDING BATH)
- STUDIO/BEDROOM 5
- BATHROOM, SHOWER AND CLOAKROOM
- PANORAMIC SEA VIEWS
- WELL DESIGNED GARDEN, TERRACE AND ROOF TERRACE



## Immediate Area

Lyme Regis is a beautiful, coastal town, well known for its Cobb, beaches, harbour and history. The town has a nice mixture of high street shops, independent retailers, restaurants, café's, art galleries and museums. It sits on the World Heritage Jurassic Coast and looks east towards Golden Cap with West Bay beyond. The larger towns of Bridport and Axminster are both close and Axminster has a direct trainline to London Waterloo.



There are a good amount of well-regarded state and private schools within easy reach including Woodroffe secondary school on the edge of the town. Needless to say, there are some of the best coastal walks in the country right from the doorstep.

The owners keep a RIB in the harbour (available by separate negotiation) meaning they can enjoy lunch at the River Exe floating café in under an hour or even take a trip to Salcombe in under 3 hours.

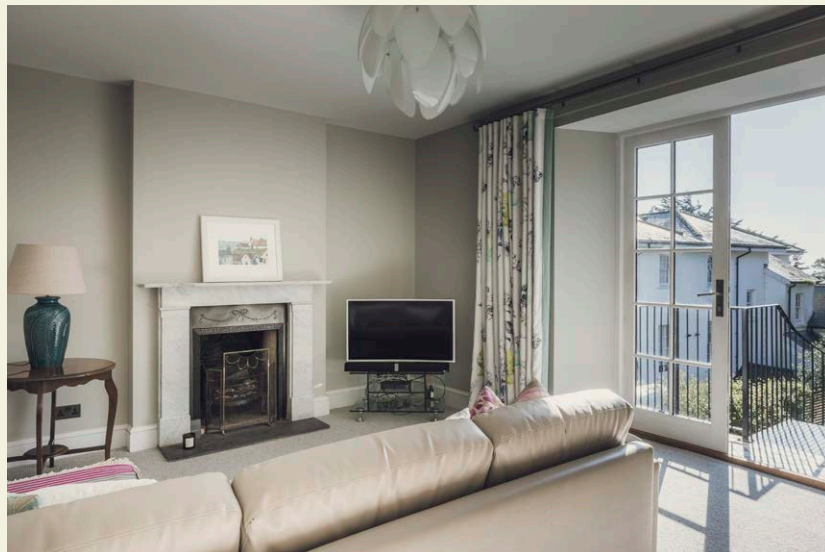


# The House

Dating back to the early 1800's the house is built from exposed stone with a fine brick frontage, typical of the Georgian Period.

It retains much of the original character including tall sash windows, Georgian arches, fireplaces, exposed floorboards and typical high ceilings and square proportions of the time.

**EPC - D**



EAVES

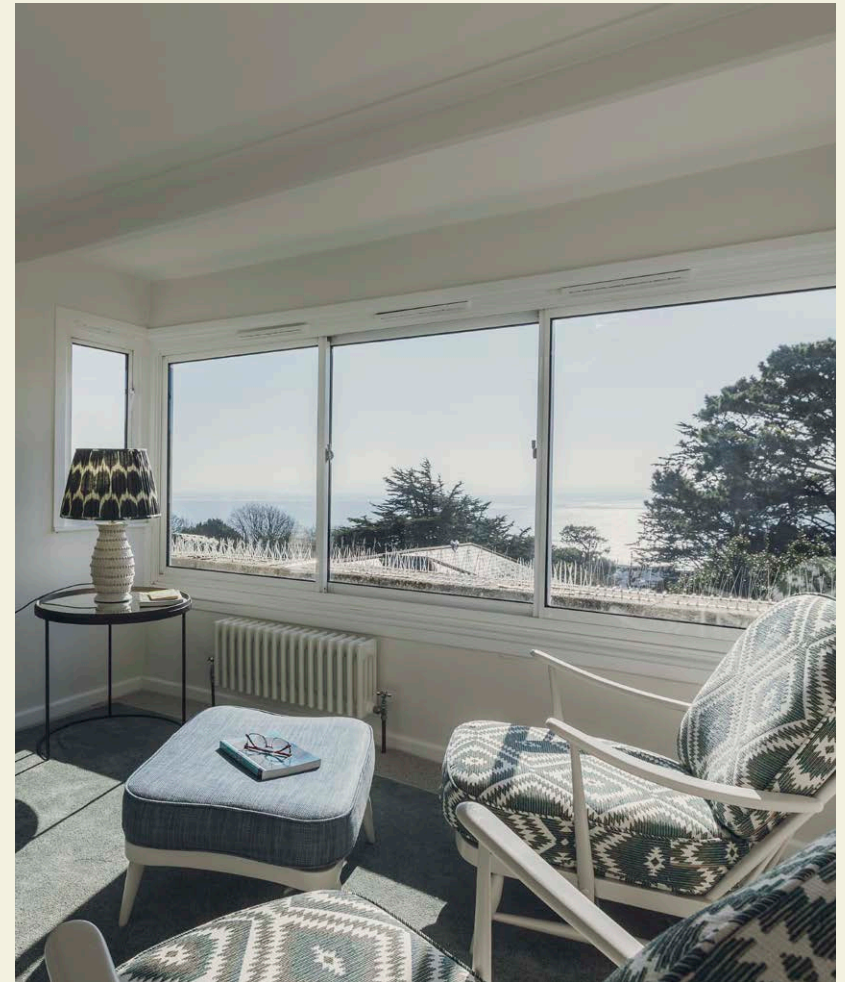
NASH HOUSE, LYME REGIS



# Interior

Entering through the front door you will find an inner porch which then opens into the long hallway. To the left is the dining room with a pretty arched sash window to the front, exposed floorboards, a Victorian fireplace with Delft tile surround, this is a great room for intimate supper parties. Continuing through the hall you reach the kitchen/breakfast room.

A light and airy room with lots of storage, a gas Aga, Belfast sink, stable door to the rear garden and slate floor. There is space in the kitchen for a good sized table for day-to-day dining. Beyond the kitchen is a small hallway with another door to outside and the cloakroom at the end. To the other side of the kitchen is a further hallway with built in storage.

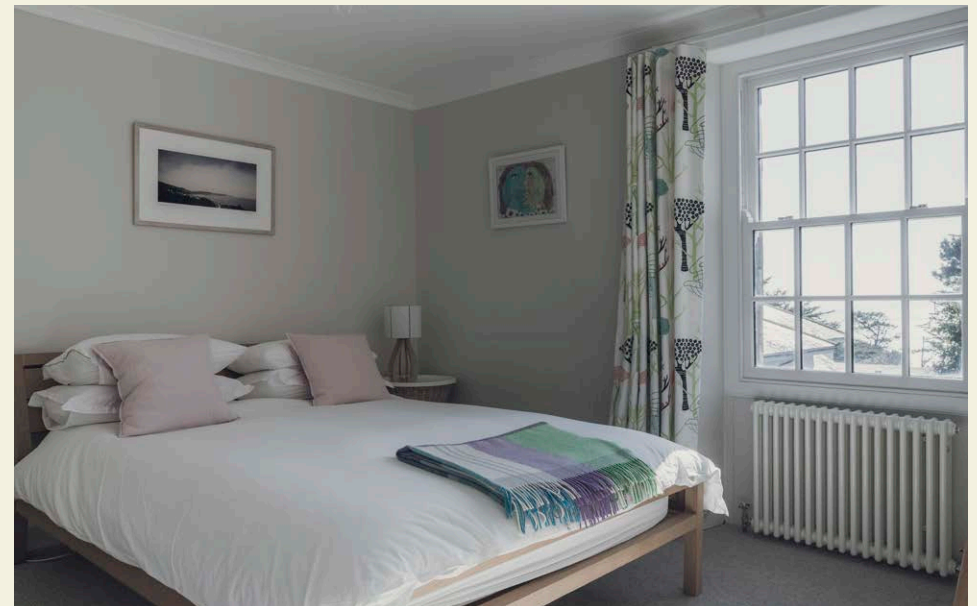


Stairs from the hallway lead to the first floor where on one side there is a double bedroom with a freestanding bath, built in storage and two windows overlooking the town. To the other side is the main sitting room with a further fireplace and double doors that take you out to the terrace that overlooks the garden.



Up again and on the second floor are two more double bedrooms and the main bathroom. The views get better and better the further you go.

The final set of stairs takes you to bedroom four on one side and then the most amazing studio/office/further bedroom on the other. This room is spectacular as it has arguably the best views in Lyme Regis and the most amazing light coming from full width windows to the side and a skylight above. There is also a shower tucked away in one corner of the room. A spiral staircase takes you up through the opening skylight and on to the roof terrace. From here terrace you can see right from the Cob, round the coast all the way to Portland and beyond on a clear day.









## Outside

To the front of the house is a low maintenance patio. Through the kitchen doors to the rear is the cleverly designed back garden. Created by Alice Meacham, a local garden designer, it is extremely well thought out and makes the most of the space.

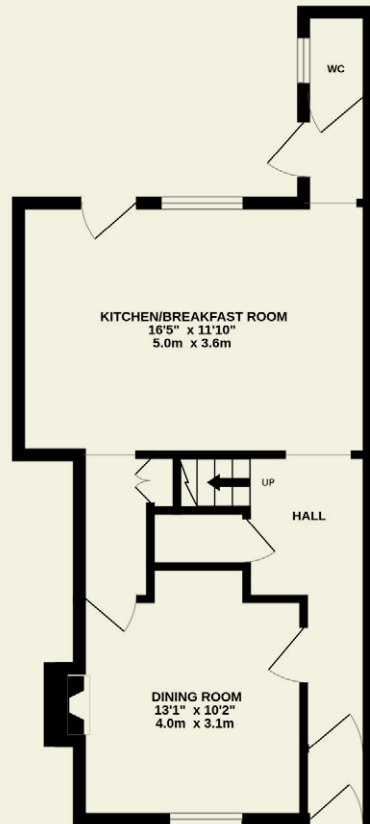
Designed to be low maintenance, Alice has created separate areas that get the sun at different times of the day, with brick and stone patios, gravel areas, raised beds with flowers, herbs and succulents. Towards the back is a wooden arch that takes you to a timber shed. The garden is enclosed Blue Lias walling, subtle timber fencing and Blue Limestone paving. A spiral staircase at the top of the garden takes you up to the terrace and back into the house via the sitting room.





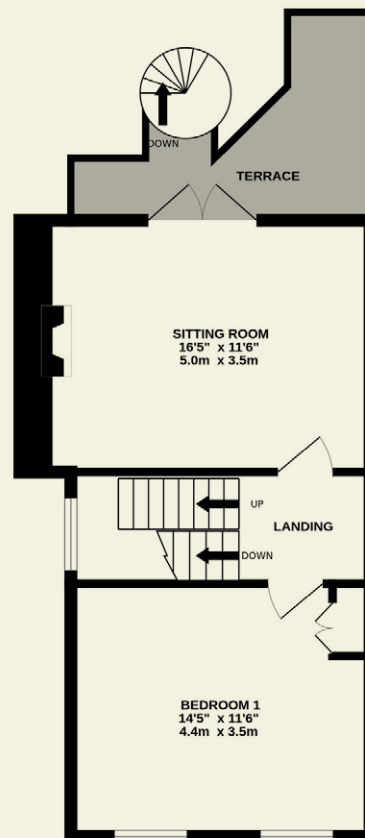
## GROUND FLOOR

428 SQ. FT. / 39.8 SQ.M. APPROX



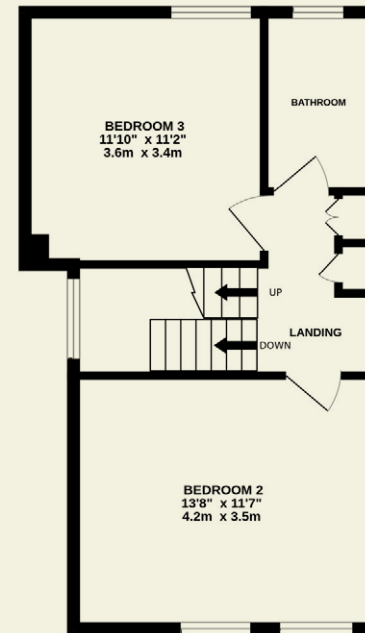
## 1ST FLOOR

408 SQ. FT. / 39.7 SQ.M. APPROX



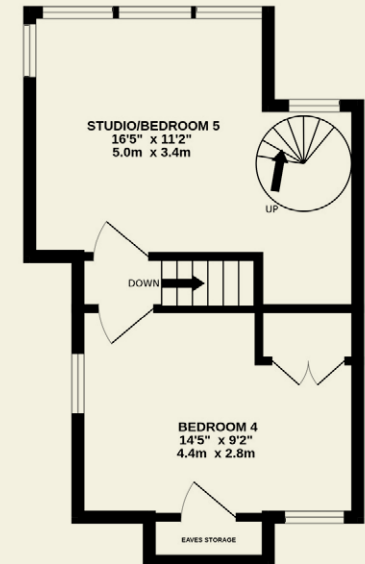
## 2ND FLOOR

408 SQ. FT. / 39.7 SQ.M. APPROX



## 3RD FLOOR

312 SQ. FT. / 29.0 SQ.M. APPROX



## TOTAL FLOOR AREA

1556 SQ. FT. / 144.6 SQ.M. APPROX

# Floorplans





## Directions

From Axminster head South on the A358 and then turn left onto the A35. Continue for half a mile then turn right onto Lyme Road. Continue for 3 miles then turn right onto Pound Rd.

After a short distance you reach Pound Street with a car park in front of you. Park there and then walk down the hill a short distance where Nash house can be found on the right hand side.

**WHAT3WORDS** /// **DISCLOSE.GIANT.AIRLINERS**

## Services

Mains gas, electricity, water and drainage are connected to the house.

## Parking

Please get in touch for the various parking options available.

## Local Authority

Dorset Council -Band E

## Eaves Notes

For further details on the RIB please do get in touch. The owners use a company who take it in and out of the water, clean, maintain etc so you just get to enjoy.



# Eaves

WWW.EAVESHOUSE.COM

## Contact Us

01935 571049

INFO@EAVESHOUSE.COM

FOLLOW:

@EAVES.HOUSE

### OPENING HOURS

MON — FRI:

09:00 AM TO 17:30 PM

SATURDAY:

09:00 AM TO 13:00 PM

SUNDAY:

BY APPOINTMENT

Viewings strictly  
by appointment only.

---

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only. June 2024.

