



Pound Street, Lyme Regis DT7 3HZ



welcome to

Pound Street, Lyme Regis

History and modernity intertwine seamlessly in this impressive Georgian property, built of exposed stone with fine brick frontage. A beautifully decorated and spacious interior, stunning coastal views, pretty enclosed garden, balcony and rooftop terrace, make this a truly exceptional property.

Front Garden

Stone steps leading to front door, patio area enclosed by wrought iron railings, range of shrubs and plants

Entrance Porch

Entered via a secure wooden door with window above, built in cupboard housing fuseboard, slate tiled flooring

Downstairs Hallway

Accessed via secondary wooden glazed door, dado rail, cast iron radiator, ceiling light point, storage cupboards, opening to kitchen, continuation of slate tiled flooring, stairs rising to first floor

Downstairs Cloakroom

Opaque glass window to side aspect, high level WC, hand wash basin, wall light point

Dining Room

10' 2" x 11' 5" (3.10m x 3.48m)

Wooden sash window to front aspect, exposed wooden floorboards, cornice, ceiling light point with ceiling rose, fireplace with feature surround, cast iron radiator, wall light points

Lobby

Linking Dining Room to Kitchen, built in storage cupboards

Kitchen

16' 4" x 11' 7" (4.98m x 3.53m)

Sash windows to rear aspect, stable door leading to garden, base units with granite worktop over, Aga, Belfast sink, integrated dishwasher, space and plumbing for a range of domestic kitchen appliances, wall mounted boiler, slate tiled flooring, space for dining table, ceiling light points

First Floor Landing

Split level with double height window offering exceptional coastal views, built in wardrobe and airing cupboard to upper level outside Bedrooms 2/3 and Bathroom, radiator, ceiling light point

Lounge

11' 7" x 16' 2" (3.53m x 4.93m)

First floor, double glazed double doors leading to balcony terrace, garden and sea views, fireplace with feature surround, radiator, ceiling light point

Balcony Terrace

Offering incredible sea views and access to garden below via spiral staircase

Bedroom 1

11' 6" x 14' 6" (3.51m x 4.42m)

First floor, wooden sash windows with shutters to front aspect, views across Lyme Regis, built in storage cupboard, free standing claw foot roll top bath, radiator, ceiling light point

Second Floor Landing

Double height window offering exceptional coastal views

Bedroom 2

11' 8" x 14' 3" (3.56m x 4.34m)

Second floor, wooden sash windows with shutters to front aspect, views across Lyme Regis, window seats, radiator, ceiling light point with ceiling rose, decorative cornice

Bedroom 3

11' 3" x 11' 9" (3.43m x 3.58m)

Second floor, sash double glazed window to rear aspect, sea views, radiator, ceiling light point





Bathroom

Second floor, wooden window to rear aspect, sea views, free standing claw foot roll top bath, hand wash basin, low level WC, cast iron radiator, ceiling light point

Bedroom 4

14' 6" Limited head height x 9' 2" Limited head height (4.42m Limited head height x 2.79m Limited head height)
Third floor, sash window to side aspect, sea views, Velux window, exposed wooden floorboards, under eaves storage, radiator, ceiling light point

Bedroom 5/Snug

11' 2" Max x 16' 5" Max (3.40m Max x 5.00m Max)
Third floor, double glazed sliding windows offering panoramic sea views, half step spiral staircase leading to rooftop terrace, shower cubicle, radiator, ceiling light point

Rooftop Terrace

Accessed via spiral staircase from Bedroom 5/Snug, spectacular views from the Cobb across to the coast of Portland, enclosed with wrought iron railings

Rear Garden

Accessed via doors from Kitchen, split level, enclosed with timber fencing and brick walling, patio seating area, decorative feature pebble and gravel areas, range of mature shrubs, plants and trees, raised flower beds, timber shed, access to balcony terrace via spiral staircase



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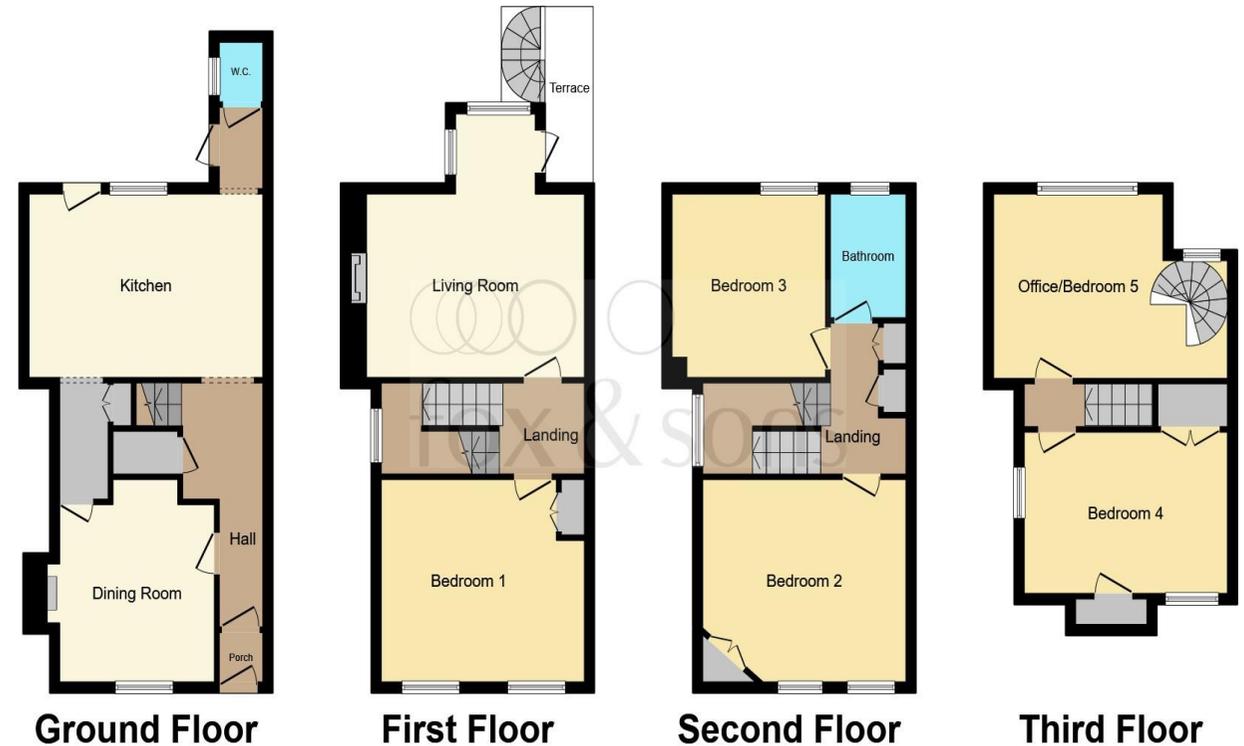
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Pound Street, Lyme Regis

- IMPRESSIVE GRADE II LISTED GEORGIAN SEMI DETACHED TOWNHOUSE
- STUNNING SEA VIEWS
- BALCONY AND ROOFTOP TERRACE
- PRETTY ENCLOSED REAR GARDEN
- FOUR STOREY ACCOMMODATION

Tenure: Freehold EPC Rating: Awaited

£1,150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
AXM104339 - 0008

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