



THE LOWER CHALET

Lyme Regis, Dorset



AN ENERGY EFFICIENT, GORGEOUS HOME

In an elevated and private setting with direct access to the beach and breathtaking, 180° views over Lyme Bay.

Summary of accommodation

Ground Floor: Entrance hall | Open-plan reception room with kitchen area & walk-in pantry | Utility room | Principal bedroom with ensuite dressing room | Further double bedroom | Single bedroom/study | Family bath & shower room

Outbuildings, Garden & Grounds: Parking | Studio | Garden | Private access path to beach

Distances: Lyme Regis town centre 0.5 mile, Axminster (Waterloo 2 hours 40 minutes) 6 miles, Bridport 10 miles, Exeter Airport 26 miles, Dorchester 26 miles, Exeter city centre 29 miles (All distances and times are approximate)

Local Authority: Dorset Council

Council Tax band: D

Tenure: Freehold

Guide price: £1,500,000



SITUATION

The Lower Chalet is situated in an attractive position on the seaward edge of a residential area just off the main sandy beach in the seaside resort of Lyme Regis. The town lies between the Undercliff National Nature Reserve to the west and the fossil-rich Blue Lias cliffs to the east, with almost immediate access to miles of beautiful coastal and countryside walks. It also has a comprehensive range of shops and local businesses including GP, dental and veterinary clinics plus an NHS medical centre. It also hosts an annual Fossil Festival at the unique Lyme Regis Museum, and home to the famous Mary Anning.

The larger towns of Axminster and Bridport are only 5 and 10 miles away for a wider range of goods and services, as are Exeter and Dorchester. For transport links the A35 is just 3.3 miles away, there is a mainline rail service from Axminster to Waterloo (2 hours 40 minutes) and Exeter Airport is only 40 minutes’ drive away. Dorset also offers a wide selection of schools to choose from. In the town this includes the popular and well-regarded Mrs Ethelston’s Primary Academy, Woodroffe School and Colyton Grammar School for state education, as well as several excellent independent schools including Port Regis, Perrot Hill and the schools in Sherborne.

THE PROPERTY

It is extremely rare that a home with uninterrupted, 180° views across the full width of Lyme Bay and immediate access onto the beach comes up for sale. The Lower Chalet is tucked away at the end of a private access road, set above the main sandy beach and adjacent to the beautiful Langmoor & Lister Gardens, Lyme Regis’s award winning seafront municipal gardens.

This almost incomparable setting combines privacy and serenity with unbeatable views of Lyme Bay. It was built in 2006 to a contemporary, energy efficient design incorporating very high levels of insulation, wall-mounted Dynamic Intelirad Aluminium Radiators and a highly efficient Aarrow wood-burning stove. There are 18 JA Solar 310 Watt All Black Solar



Panels mounted on the flat green growing sedum roof. These are linked to a 6.3KW Battery Storage system, which is housed in the utility room and also connected to the grid. This efficient system was installed in 2020 with full guarantees. It has an open-plan reception room with ample space for separate, good-sized seating and dining areas along with floor to ceiling French windows that open onto the property’s paved terrace. The room also encompasses a charming kitchen area at one end. The whole room is well-lit by natural light that pours in through a rooflight at its centre and it is fitted with contemporary-style base units under timber work surfaces, a range of built-in electrical appliances and a walk-in pantry. It is also laid out so that the cook can carry out food preparation and still see the drama of the sea reflected in the wall of mirror above the work surface.

In addition, the property also contains three bedrooms: two doubles (one with a dressing room), which both have panoramic views across Lyme Bay. There is also a smaller bedroom/study. The bedrooms share the good-sized family bath and shower room.

OUTSIDE

The Lower Chalet is approached via 70-yard long private road to its driveway entrance that opens onto a large turning circle with parking space alongside for several cars (see Agent’s Note below). A path then leads down past a neighbouring property to the house, which stands in a generously sized garden. This has been designed to be simply maintained and encompasses a large, paved, south east facing terrace extending out from the house, a broad border dropping down to lawn fringed by maturing hedging, a studio in one corner and a private path down to the beach.

PROPERTY INFORMATION

Agent’s Note: The property has one immediate neighbour situated to its north. This property has vehicular and pedestrian right of way from the driveway entrance along with several parking spaces.



Services: Mains water, electricity & drainage. Dynamic Intelirad Aluminium Radiators. Wood-burning stove, eighteen solar panels on the roof. Broadband.

EPC Rating: A

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

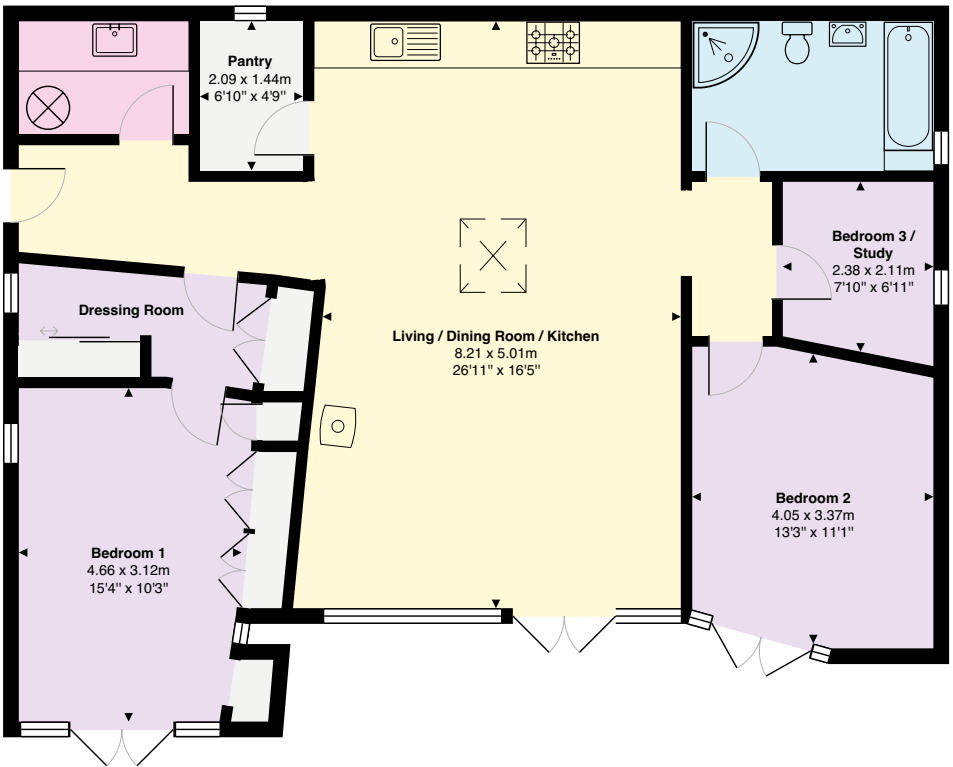
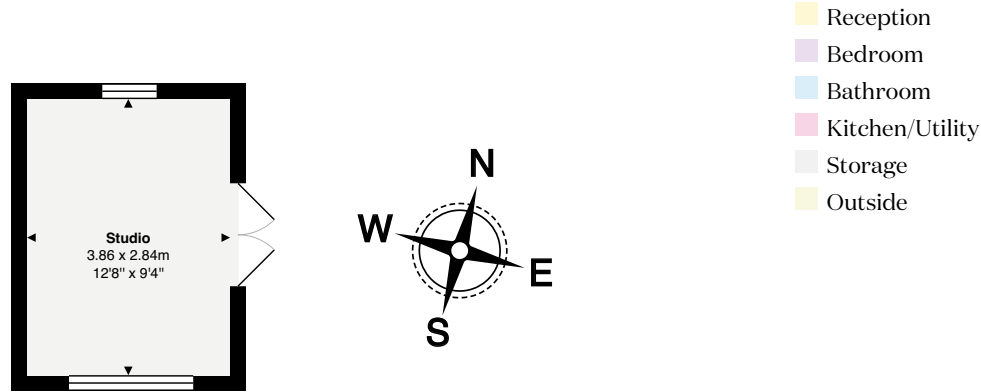
Vendor's Note: The terrace may appear to be unweeded. These are not weeds but wild flowers and beautiful pink and white daisies, which will begin to bloom very shortly and continue to flower all year between the paving slabs. In addition the flower border will spring into life with pink bush roses, seaside blue Agapanthus, dahlias, rosemary, Canna lilies, Madonna lilies, yucca Gloriana, echium, honeysuckle, lavender, bluebells, hydrangeas, tulips, daffodils and more - a joyous succession of colours and perfumes to accompany the beautiful palm tree planted by the vendors father some fifty years ago amidst a sea of dramatic Acanthus plants.

DIRECTIONS

Postcode: DT7 3JR

What3Words: /// polka.tulip.chuck.

From the crossroads where the B3165 crosses the A35, just east of Axminster, head south on the B3165/Lyme Road towards Lyme Regis. Drive for just over three miles and then turn right just before Dorset House onto Pound Road, signed to Harbour & Cobb. Continue for a quarter of a mile to the end of the road and then turn left onto Pound Street/A3052. After about 60 yards turn right onto Cobb Road. Continue for about a quarter of a mile and then turn sharp left onto the approach road to the property (marked as Private). The driveway entrance will be found at the end of the approach road after about 70 yards.



Approximate Gross Internal Area:
122.6 sq m / 1,320 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted
to tell you more.

Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2025. Photographs and videos dated April 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)