



## 5 HIGHCLIFF HOUSE

Lyme Regis, Dorset





# A GEORGIAN LUXURIOUS PENTHOUSE APARTMENT – FORMER HOME OF LORD JOSEPH LISTER

Three/four bedrooms | Three bathrooms | Sea views | Two parking spaces

## Key Features

- Iconic Former Owner and Residence of ‘Lord Joseph Lister’ (1827–1912), Pioneer of antiseptic surgery and “father of modern surgery”
  - Stunning “One-Off” Penthouse Apartment in Elegant Grade II listed Georgian Villa (c.1815)
  - Uninterrupted Panoramic Sea Views across Lyme Bay, Charmouth Beach, Chesil Beach and Portland
  - Private, exclusive 50-foot Viewing Sky Terrace offering spectacular sunsets and dreamy coastal scenery
- Luxuriously and Newly Refurbished throughout with high-specification kitchen, mod-cons, modern bathrooms & stylish finishes and fixings
  - Open-plan kitchen/living/dining area with glazed double sliding pocket-doors and three door’s access to the sky terrace
    - Three large bedrooms + 1 study/optional fourth bedroom (with sink)
  - Top floor principal suite with jacuzzi bath, shower & ‘his & hers’ twin basins
  - Two private parking spaces + beautifully maintained communal gardens
    - Short walk (0.5 miles) to Lyme Regis seafront and town centre
- Excellent road & rail access via – Axminster station to London Waterloo in ~2hr 40min, Exeter Airport ~40 min drive

£900,000. Offering Excess of offers and above (OIEO)



# DESCRIPTION

Set in what is suggested to be Lyme Regis’s most elevated position, this exceptional top penthouse apartment forms part of Highcliff House, a prestigious Georgian building steeped in history and convenience. Formerly the private home of Lord Joseph Lister, a trailblazer in surgical innovation, this property now offers 21st-Century Luxury with a unique heritage story.

Inside, the property has been re-furbished and modernised to an exacting standard and taste. The expansive open-plan living space features floor-to-ceiling glazing opening onto a sprawling 50-foot sea-facing terrace, flooding the space with bright natural light and stunning views. The submarine blue kitchen is complete with premium NEFF appliances, blends style and function seamlessly.

The layout includes:

- Entrance hall with integrated storage (large closet for coats, boots and outdoor wear)



- Two guest Bedroom Suites with newly updated bathrooms
- Top-floor Principal Suite with jacuzzi bath, shower and space
- Study or an optional 4th bedroom—perfect for working from home or accommodating guests
- Downstairs cloakroom, communal gardens, and two dedicated parking spaces at the back in the middle.

# LOCATION

Lyme Regis, known as the “Pearl of Dorset”, sits on the world-famous Jurassic Coast. This vibrant coastal town offers independent shops, artisan markets, excellent restaurants, and a wealth of outdoor pursuits—from boating, sailing and paddleboarding to even fossil hunting.

Nearby towns:

- Axminster – 6 miles (mainline to London)
- Bridport – 10 miles
- Dorchester – 26 miles
- Exeter – 29 miles (International Airport Access)
- Bristol – 84 miles (International Airport Access)

# EDUCATION

Families will appreciate the proximity to several reputable School’s:

Primary Schools:

- Mrs Ethelston’s CofE Primary Academy, Uplyme – About 1 mile away, known for its nurturing environment and high standards. Ofsted rated: “Good”
- Charmouth Primary School – Located approximately 2.1 miles away, providing a supportive learning atmosphere. Ofsted Rated: “Requires Improvement” May 2022



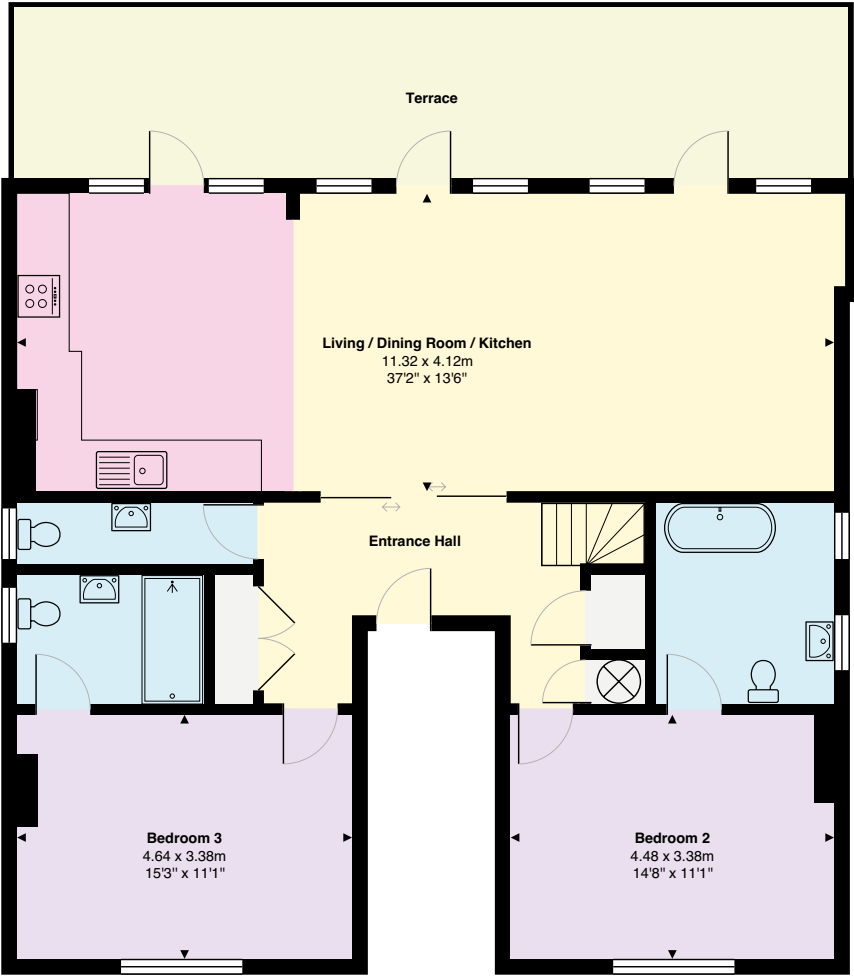
- Secondary Schools:**
- The Woodroffe School, Lyme Regis – Approximately 0.5 miles away, a coeducational comprehensive school with a strong academic reputation and a wide range of extracurricular activities. Ofsted rated: “Good”
  - Axe Valley Academy, Axminster – About 4.7 miles away, offering a broad curriculum and supportive learning environment. Ofsted rated: “Good”
  - Colyton Grammar School, Colyton – Approximately 5.6 miles away, a selective school renowned for its academic excellence. Ofsted rated: “Outstanding”

# ENERGY EFFICIENT & COMFORT

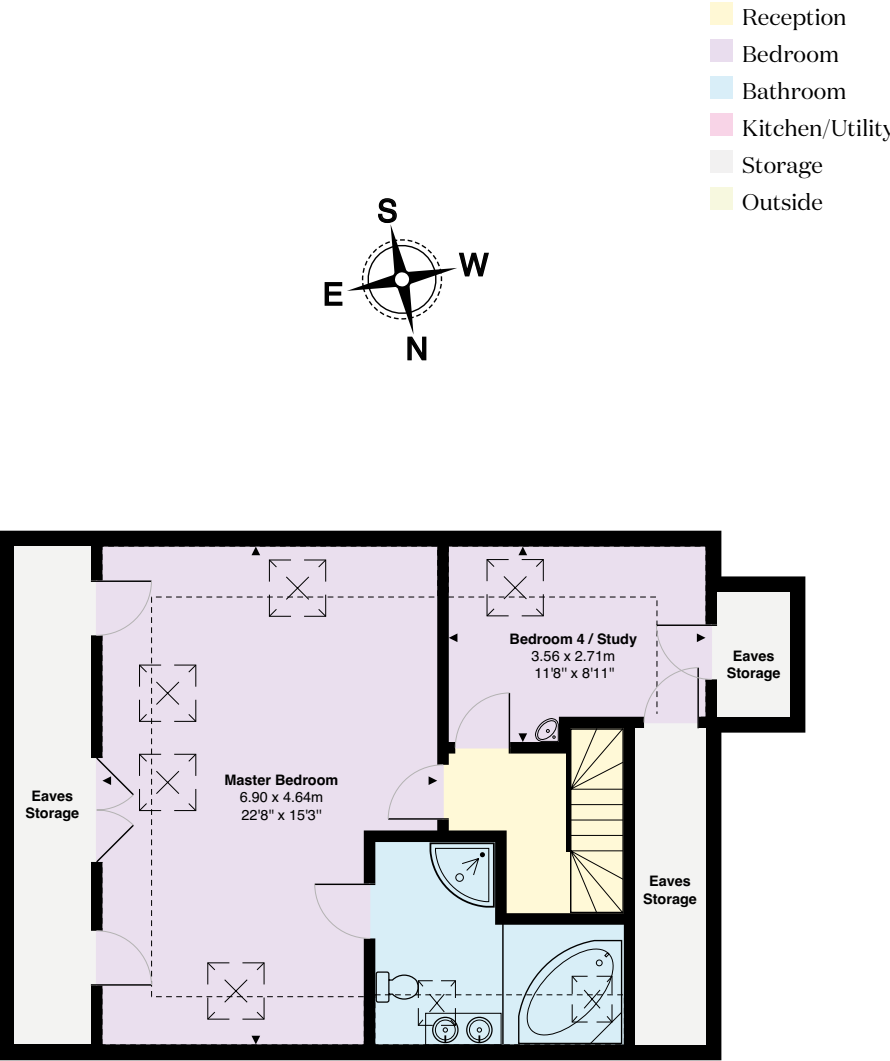
This elegant penthouse is 100% electric, offering a clean and efficient lifestyle. Installed throughout the property are German engineered ‘Fischer Electric Radiators’, zoned for each room, which retain heat effectively while being cost-efficient during colder months.

In addition, a large-capacity water tank— is run on a digital thermostat all discreetly located under the stairwell— ensures ample hot water delivery to two luxury baths, taps and appliances simultaneously. A perfect blend of comfort and practicality.

EPC Rating: G



Approximate Gross Internal Area  
162.2 sq m / 1746 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.

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