

FORTNAM SMITH & BANWELL



GRADE II LISTED COTTAGE

CLOSE TO TOWN, SEAFRONT & BEACHES

EXCELLENT LETTING POTENTIAL & HISTORY

THREE BEDROOMS (ONE ENSUITE)

PATIO WITH VIEWS OVER THE TOWN

GARAGE & PARKING



Half Moon Cottage, Silver Street, Lyme Regis, Dorset, DT7 3HT

£440,000

A delightful Grade II listed three bedroom cottage situated close to the heart of Lyme Regis with sea and coastal views, allocated parking space and private garden.



Situated close to the town, seafront and beaches Half Moon Cottage has been beautifully maintained and has kept many of its original character features under the current ownership. The cottage runs as a successful holiday let until the end of 2024 and comprises: An open plan living space with original exposed beams and a woodburner with a kitchen area and breakfast bar. The master bedroom benefits from an ensuite shower room and pleasant views over the town. A family bathroom is shared by the two further bedrooms. Externally the cottage has allocated parking and a garage at the top of the drive. The private patio garden boasts planting beds with a variety of shrubs and flowers. The enclosed patio creates an excellent space for alfresco dining.

Lyme Regis is famed for its many historic connections and character buildings, and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has recently been designated a World Heritage Site commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 ¾ hours). Taunton and Exeter are within a radius of about 30 miles with access to the M5 motorway and the county town of Dorchester is a similar distance. Locally there are primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



The accommodation with approximate measurements comprises:

Stable door to.

Entrance Porch/Utility

Two windows looking onto the patio. Wood work surfaces with inset porcelain sink and tile splashbacks. Appliance space for washing machine. Tiled flooring. Access to small roof space.

Lounge/Diner 17' 9" x 15' 8" (5.41m x 4.77m)

Exposed wood beams. Wood burning stove in recess on slate hearth. Engineered Oak flooring. Two sash windows one with window seat. Tv point. Under stair store cupboard. Radiator.

Kitchen Area

Fitted with a range of modern cream units comprising: base cupboards, drawers and matching wall cupboards. Solid wood work surfaces with inset porcelain sink. Breakfast bar. Inset four ring gas hob with extractor above. Fitted appliances include: Oven, dishwasher and fridge/freezer. Wall mounted gas combi boiler. Tiled flooring. Window.

First Floor Landing

Stairs up from lounge. Over stair cupboard and further store cupboard. Window. Radiator. Door to:

Bedroom 1 10' 8" x 14' 0" MAX(3.25m x 4.26m)

Window with views over the town. Radiator. Door to:

Ensuite

White suite comprising: WC. Wash hand basin. Walk in corner shower with glass screen. Heated towel rail. Wall mounted

mirror. Tiled surrounds. Laminate tile effect flooring.

Bedroom 2 13' 7" x 9' 3" (4.14m x 2.82m)

Built in wardrobe. Sash window with views over the town. Radiator. Loft access.

Bedroom 3 10' 4" x 7' 6" (3.15m x 2.28m)

Sash window. Radiator.

Family Bathroom

White tiled suite comprising: WC. Wash hand basin. Bath with shower attachment and glass screen. Heated towel rail. Wall mounted mirror. Tiled surrounds. Sash window with views over the town.

Outside

Externally the property benefits from a paved patio enclosed by timber fencing, shrub bed borders to one end house a variety of plants and flowers creating a private space for al fresco dining. The external garage and parking space for the property can be found at the top of the drive off Woodmead Road.

Services

We are advised that the property has mains water, drainage and electricity.

Agents Note

Please note the property is Grade II listed and has a flying freehold over a neighboring cottage. The floorplan is not to scale and is for identification purposes only.

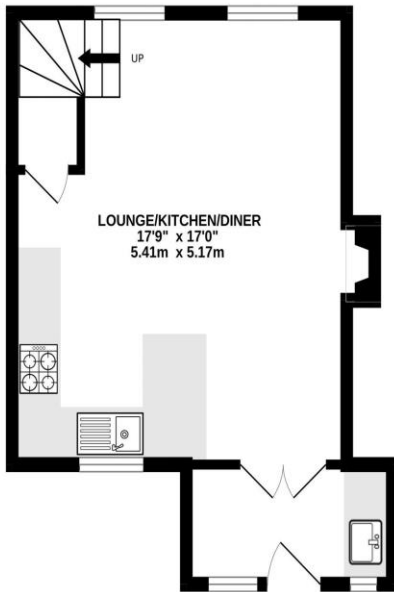
Local Authority

Dorset County Council.

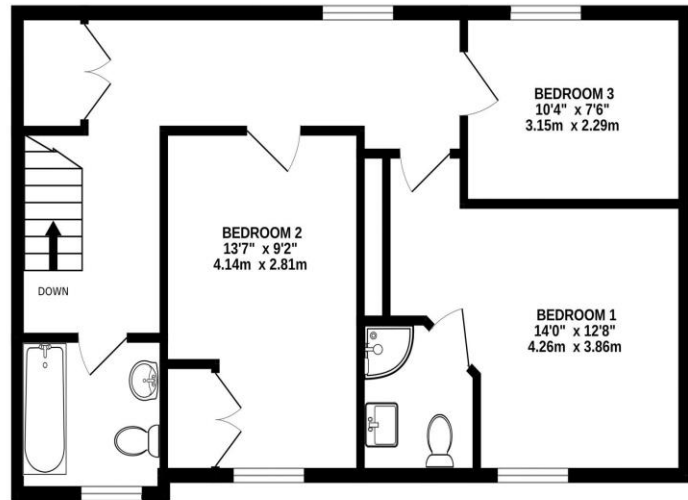
Tax Band: Business Rates.

EPC rating: N/A.

GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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