



Sherborne Lane, Lyme Regis  
£395,000

— FORTNAM —  
SMITH & BANWELL



# 15 Sherborne Lane

£395,000

**Terraced Period Cottage ~  
Two Double Bedrooms ~  
Pretty Gardens ~ Desirable  
Location ~ Holiday Letting  
Potential ~ Grade II Listed**

## The Property

A charming two bedroom terraced cottage located in the heart of Lyme Regis, Old Town and within easy reach of the seafront, beaches and local amenities.

Situated in the popular old town area of Lyme Regis this mid-terraced cottage is situated a short walk from the town's shops, seafront and beaches. The property, thought to have been built in the 1790's is set just off the picturesque Sherborne Lane an old packhorse route that dates back to Saxon times.

Retaining many of its original features the cottage briefly comprises: A good sized living room with feature open fireplace on a slate hearth, exposed beams and useful understairs cupboard. The kitchen is Fitted with a range of wood effect units comprising base cupboards and drawers with matching wall cupboards. Laminate worktops with inset stainless steel





sink and drainer with tile splashbacks and lino flooring. Appliances include fridge/freezer and gas cooker. A door provides access to the rear garden.

Two double bedrooms are found upstairs both comfortable doubles with one having a window looking over the rear garden and the other looking onto Sherborne Lane. The bathroom is found off of Bedroom two with a white suite comprising: Bath with shower attachment and white tile surrounds. WC. Wash hand basin. Airing cupboard housing modern combi boiler.

### Outside

The front garden is accessed off Sherborne Lane and includes an entrance path leading to the storm porch and front door. A variety of shrubs make up the rest of the garden and is enclosed by dwarf walls. The rear cottage style garden with steps up from door lead to a slate chipping patio area. The garden has a variety of shrub bed borders, useful timber shed and log store.

### Material information & Tenure

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Freehold

The property offers excellent second home or holiday letting potential or as a primary residence.

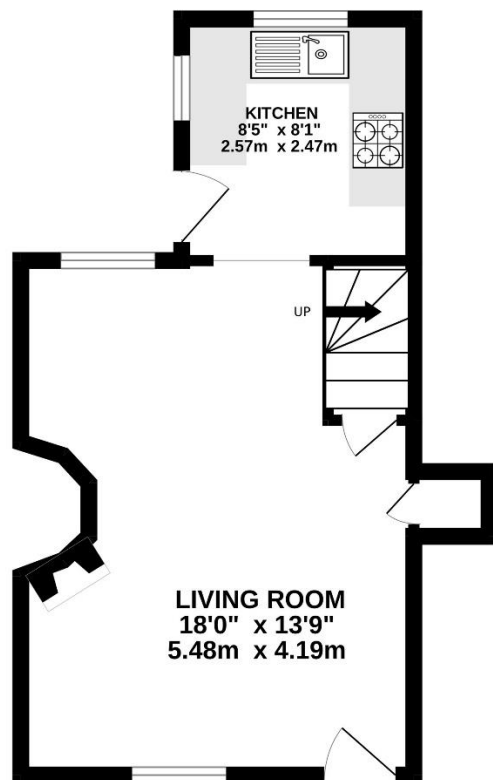
### Services

We are advised all mains services are connected.

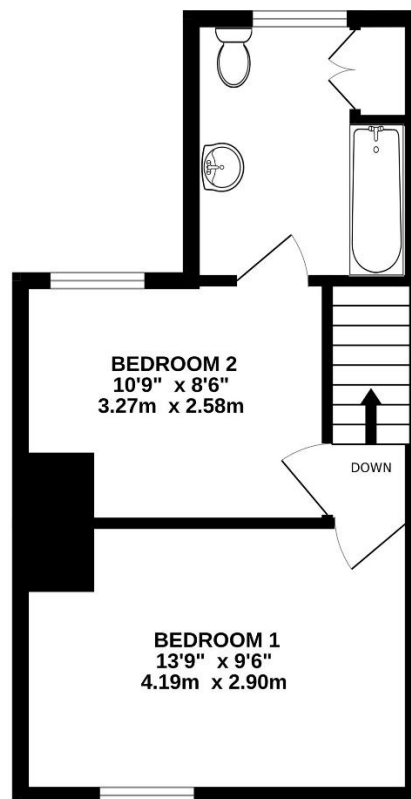




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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