



Sherborne Lane, Lyme Regis
£410,000

FORTNAM
SMITH & BANWELL

10 Sherborne Lane

£410,000

Character Cottage ~ Two Double Bedrooms ~ Pretty Gardens ~ Desirable Location ~ Presented in Very Good Condition ~ Grade II Listed

The Property

A charming Grade II Listed mid terrace 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 stone fireplace with gas flame fire (not connected), exposed beams and staircase to first floor. The kitchen is fitted with a range of modern units comprising base cupboards and drawers with matching wall cupboards. Laminate worktops with inset stainless steel sink and drainer with tile splashback. Plumbing for washing machine and dishwasher. Appliance space for fridge/freezer



and gas cooker with hob and 'Vailant' gas boiler. 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 completes the first-floor accommodation with a white suite comprising: Shower cubicle and white tile surrounds. WC. Wash hand basin. Heated towel rail.

Outside

Sherborne Lane is a picturesque narrow lane linking Broad Street with the River Lym and the Old Town, within easy reach of the town centre and seafront. There is a timber pedestrian gate from Sherborne Lane to a pathway leading to the front garden being mainly laid to a paved area and planted gravelled borders, with substantial hedge screening the cottage from the lane. There is also a pathway from the front garden leading to a passageway ('Providence Place'), with a timber gate leading to and from the rear garden, which is laid to patio seating areas, with a variety of mature specimen shrubs and plants interspersed throughout. There is a timber shed to the bottom of the garden, with the rear enclosed by part timber fencing and stone walling.

Material information & Tenure

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Freehold

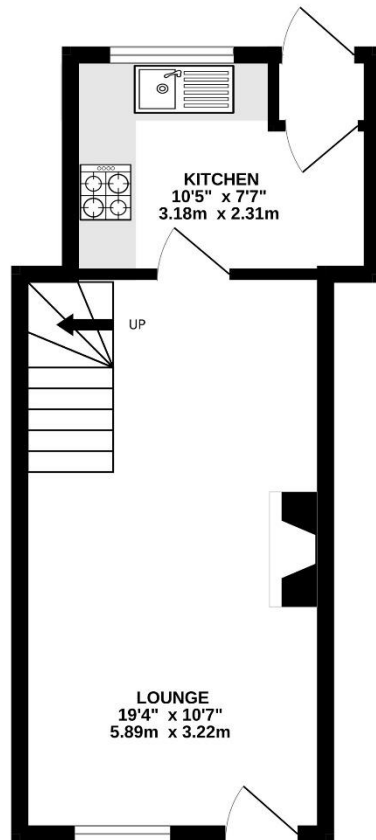
We understand that No.10 owns a portion of the passageway at Providence Place, which leads to properties at the rear of Sherborne Lane, as part of its title.

Services

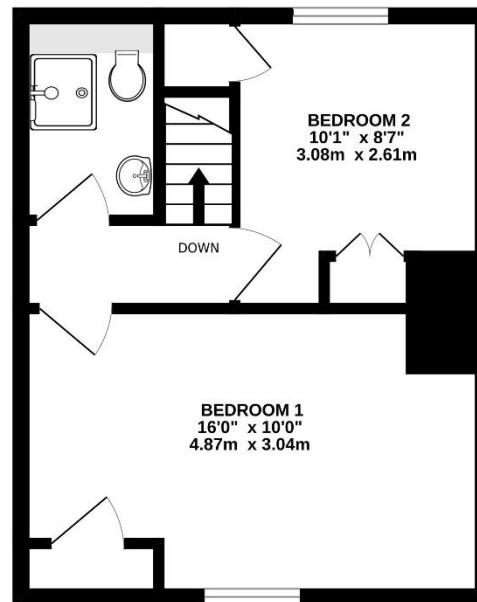
We are advised all mains services are connected.



GROUND FLOOR
276 sq.ft. (25.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 585 sq.ft. (54.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



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.

FORTNAM
SMITH & BANWELL

36, Broad Street, Lyme Regis, Dorset, DT7 3QF
T: 01297 445666
E: lymeregis@fsb4homes.com
www.fsb4homes.com

