



Sherborne Lane, Lyme Regis
£399,000

FORTNAM
SMITH & BANWELL

18 Sherborne Lane

£399,000

Terraced Period Cottage ~
Two Double Bedrooms ~
Pretty Gardens ~ Prime Old
Town Location ~ Short Walk
to Town and Beaches ~ Grade
II Listed

The Property

Situated in the popular old town of Lyme Regis this mid terrace cottage is situated within a short walk of the iconic Cobb Harbour, seafront and beaches, as well as the South West Coast path.

The property, thought to have been built in the late 18th century is set just off the picturesque Sherborne Lane an old packhorse route that dates back to Saxon times. The property offers excellent second home or holiday letting potential or as a primary residence and is offered to the market with no onward chain. The cottage has undergone extensive works under the current ownership with the ceiling being raised to create a more useable space and also a new shower room and kitchen.

A storm porch leads to the entrance door to the hallway with under stair storage cupboard and tiled flooring which flows into the



lounge/diner. The dual aspect lounge diner is the feature room of the property with original fire recess. A door leads into the kitchen fitted with a range of white shaker style wall and base mounted units with built in appliances including dishwasher, washing machine, fridge, wall mounted Vailant gas combi boiler, oven and four ring gas hob.

The main bedroom with steps up from the landing benefits from views over the rear garden. The second bedroom also a double, looks onto the front garden and Sherborne Lane. A modern white suite shower room completes the accommodation.

Outside

The front garden with paved path from Sherborne Lane and gravelled seating area houses a variety of shrubs and plants and is enclosed by original stone walls. The rear garden is accessed from the kitchen is enclosed by timber fencing and is separated into two with the first part including a paved seating area. The second part houses a variety of mature trees, shrubs and flower beds with a timber store shed found at the very rear.

Council Tax

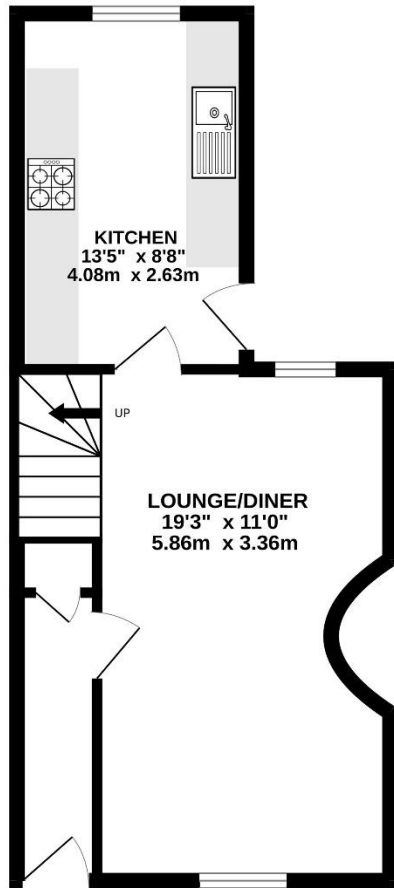
We are advised the property is tax band C. Dorset County Council.

Services

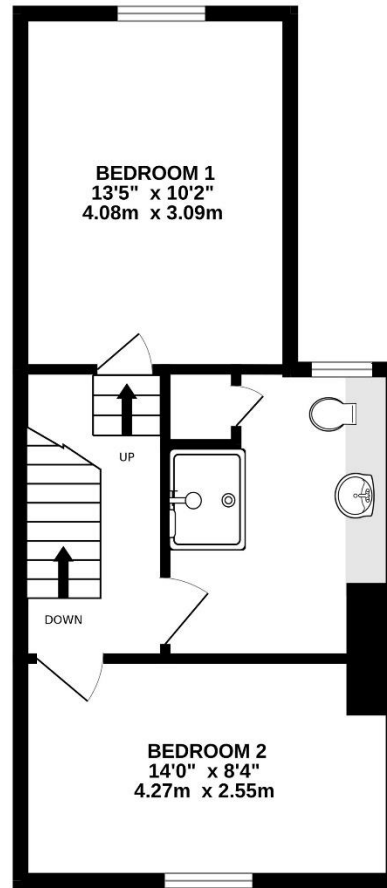
We are advised that all mains' services are connected.



GROUND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



1ST FLOOR
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.1 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.
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