



Sidmouth Road, Lyme Regis  
£644,000

FORTNAM  
SMITH & BANWELL



# 1 Coram Manor

£644,000

It's a pleasure to present to you a truly unique and breathtaking luxury apartment, meticulously restored to perfection, with no expense spared. This magnificent property boasts an unrivaled combination of original features, seamlessly blended with sleek, modern amenities.

## The Property

As you step inside, you'll be greeted by the grandeur of the Manor House's original architectural features, including:

- Latin inscribed stone door surrounds
- Exquisite plasterwork and corning
- Stunning stone fireplace

This historic gem has been carefully restored to incorporate the very best of modern luxury living:

- Sleek, modern kitchen with premium integrated appliances with quartz countertops
- Spa-inspired bathroom with jacuzzi bath
- Luxurious en-suite with walk-in shower and rainfall showerhead
- Convenient utility room with washer/dryer and ample storage also with Quartz countertop
- Underfloor heating
- Gas central heating
- New high-tech double-glazed windows

The heart of this incredible apartment is its spacious open-plan living area, perfect for relaxing or entertaining:

- Impressive 37ft Drawing room
- 8ft x 13ft south facing, stone mullion bay window, which floods the space with natural light
- Beautifully proportioned rooms, perfect for showcasing your favourite furniture and artwork





- Ample space for lounging, dining, and entertaining

Step outside into your own private oasis where you can unwind and relax in style:

- Private enclosed courtyard garden
- Hot Tub for the ultimate in relaxation
- Large arched store room or wine cellar
- Secluded alleyway with a thriving vertical garden under a glass roof veranda

The true pièce de résistance of this incredible apartment is its stunning outdoor space. Positioned just over 500 meters from the beach, the beautifully landscaped gardens offers panoramic views of the Jurassic Coast and sea from multiple communal seating areas, perfect for soaking up the sun, enjoying al fresco dining, or simply watching the sunrise over the ocean.

Located in the heart of one of Dorset's most coveted destinations, this luxury apartment offers the perfect blend of tranquility and convenience:

- Just a short stroll from the town's charming shops, cafes and restaurants
- Moments from the picturesque beach, park and stunning coastal walks
- Easy access to the A35 and surrounding countryside
- 2 private Car parking spaces with Electric Car charger

Don't miss this chance to own a piece of history in one of the UK's most beautiful and sought-after locations. Contact us today to arrange a viewing and experience the ultimate in luxury living

#### Council Tax

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

#### Tenure

The property owns a share of the freehold. There is an annual service charge of approximately £218 pcm (that includes building insurance, cleaning, gardening, decorating and overall building maintenance).

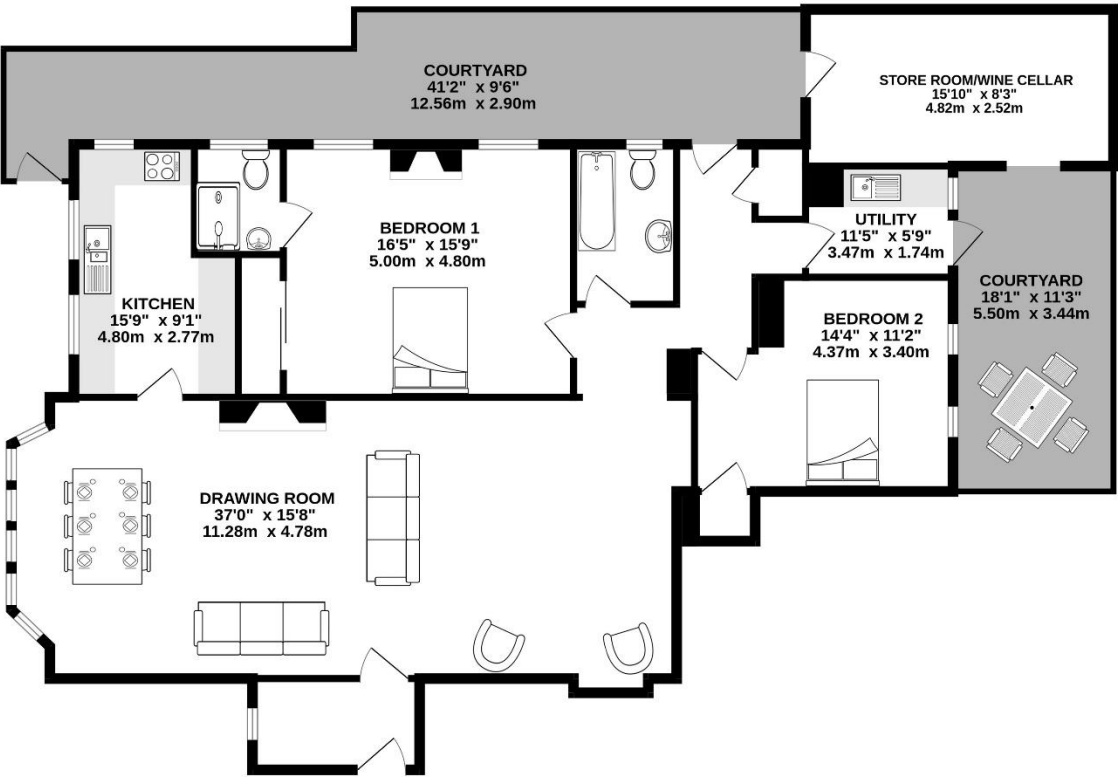
#### Services

We are advised that all mains' services are connected.





# GROUND FLOOR 2000 sq.ft. (185.8 sq.m.) approx.



TOTAL FLOOR AREA : 2000 sq.ft. (185.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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