



Bramcote
Lyme Regis

FORTNAM
SMITH & BANWELL

Bramcote

East Cliff, Lyme Regis, Dorset, DT7 3DH

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This charming detached house located in the picturesque East Cliff area of Lyme Regis. Boasting a generous 2,465 sq ft of living space, this property offers ample room for you to create your dream home.

Very Flexible Accommodation ~
1920's Family Home ~ Many Original
Features ~ Superb Sea & Coastal
Views ~ Beautiful Lawned Gardens ~
Highly Desirable Location ~ Parking
for Several Cars ~ No Onward Chain

The detached nature of Bramcote ensures privacy and tranquillity, perfect for those seeking a peaceful retreat by the sea. With its prime location in East Cliff, you'll have easy access to stunning coastal walks, quaint shops, and delightful cafes. Don't miss out on the opportunity to make this house your own and enjoy the best of Lyme Regis living.

The Property - A versatile home comprising 4 bedroom house with two holiday apartments close to the beach. Sitting/ dining room, Kitchen/ breakfast room, Conservatory, 4 Bedrooms, 2 Bathrooms, 2 x 1 bedroom holiday lets, Garden and parking with Stunning sea views.

This is an attractive detached home believed to have been built in the 1920's and offers rooms to the proportions one would expect from this era. The property occupies a convenient position within level walking distance of the beach and town centre.





The accommodation comprises entrance hall, spacious sitting room, dining room/ ground floor bedroom, kitchen/dining room, conservatory and bathroom on the ground floor. On the first floor is a delightful master bedroom with bay window enjoying the sea view, a door leads to what is currently a kitchen (from a life, as a holiday let) which would convert to an en suite. Also on the first floor is a further double bedroom, again, with bay window enjoying the views, a large single bedroom and a family bathroom. In addition to the main house there are two self-contained apartments attached to the property, each of which offer accommodation comprising open plan living area, bedroom and bathroom. These produce a good income as popular holiday lets. The apartments can also lend themselves to a number of other uses, subject to relevant consents. The property is situated on a peaceful, unadopted, lane running adjacent to the sea front so enjoys some delightful sea and coastal views. This is a unique property presented in good order and offering flexible accommodation with good income potential and also ideal for those looking for multi generation living.

Outside - Bramcote is approached from the unadopted East Cliff via an open entrance which leads to a parking area with space for a number of vehicles. A pathway leads from here to the two apartment's, further gate leads to the main gardens of Bramcote and the house. The principal garden to Bramcote lies to the front and is laid to level lawn, interspersed by beds of mature shrubs and flowers and is ideally positioned to enjoy the views, the garden is south facing. To the rear of the main house are some patio areas, two useful sheds and a timber workshop. Each of the apartments have access to a private patio area, again in a position to enjoy the views.











Location

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 Exeter (41 minutes) and 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.

Council Tax:

We are advised that:
 Garden Flats are council tax band A,
 Bramcote Apartment is council tax band B
 Main House is council tax band B

Services:

All mains connected.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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