



Mill Green, Lyme Regis
£425,000

FORTNAM
SMITH & BANWELL

2 Dolphin Cottages

£425,000

**Character Cottage ~ Two
Double Bedrooms ~ Spacious
Living Accommodation ~
Desirable Location ~
Courtyard Garden ~ Allocated
Parking Space**

The Property

2 Dolphin Cottages is situated in a desirable location with a short walk through the attractive Old Town or along the picturesque River Lim to the seafront and beaches.

The cottage is situated in one of the oldest parts of Lyme Regis (a Conservation Area), sat amongst quaint cottages and beautifully kept houses on Mill Green. You will find quirky art galleries and gift shops, high end public houses, several delicious eateries, as well as a bakery and microbrewery. The main shopping street featuring a mixture of chain and independent shops is only a short walk away.

The property found off Mill Green enters into the shared hallway with number 1 Dolphin Cottages. Entrance door leads into the Kitchen fitted with a range of white units comprising base cupboards and drawers with matching wall cupboards. Work surface with inset 1 ½ bowl sink and drainer. Fitted appliances include



dishwasher, fridge/freezer, gas cooker and washing machine. Larder cupboard. Dry cellar accessed via timber steps beneath a hatch in the kitchen floor. Window looking into conservatory. The lounge is fitted with a woodburner, bay window seat looking onto Mill Green and has space for a dining room table.

Stairs up to the first floor where an airing cupboard and access into a fully boarded loft with roof light. Bedroom one looks onto Mill Green via the window seat and has two built in wardrobes. Bedroom two looks over the rear garden and also benefits from a built-in wardrobe. The family bathroom completes the internal accommodation with a white suite comprising: Panel Bath with shower attachment. WC. Wash hand basin and vanity cupboard.

Outside

The rear courtyard garden is fully paved with multiple seating areas and planting beds with a variety of shrubs and trees. The property benefits from an allocated parking space off of Dolphin Close, a rarity for properties this close to the town centre.

Material information & Tenure

Local Authority: Dorset Council

Council Tax Band: D

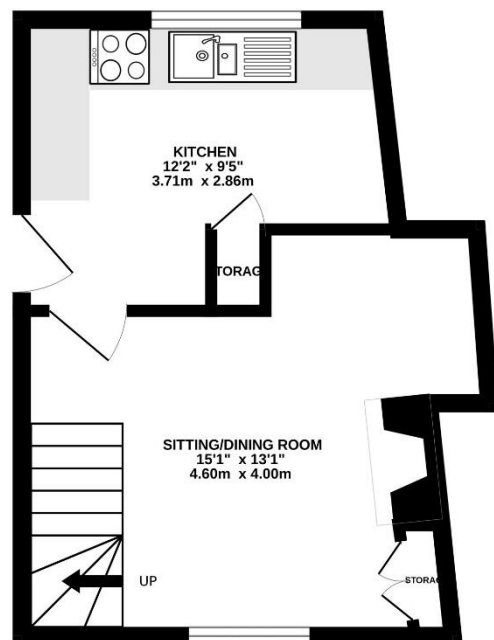
Tenure: Freehold

Services

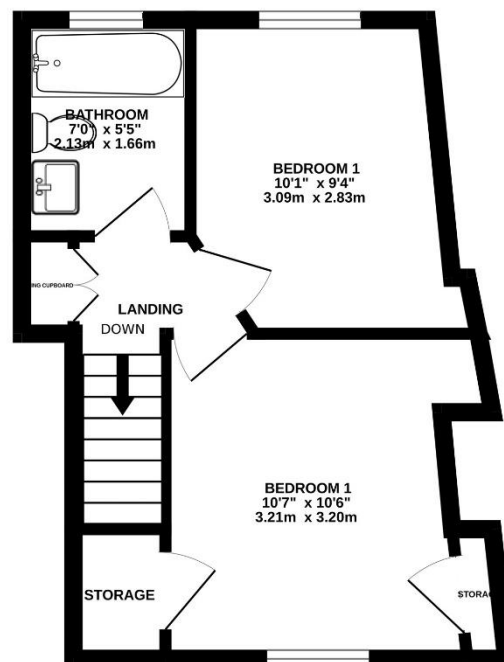
We are advised all mains services are connected.



GROUND FLOOR
256 sq.ft. (23.8 sq.m.) approx.



1ST FLOOR
275 sq.ft. (25.5 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.4 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.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 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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