



Church Street, Lyme Regis  
£625,000

FORTNAM  
SMITH & BANWELL



# Treales House

£625,000

**Charming Period Town House ~  
Four Bedrooms (Two Ensuite) ~  
Generous 2,345sqft floor area ~  
Prime Location In Town ~  
Extensive Cellars ~ Two Parking  
Spaces ~ Projected Holiday Letting  
Income of £45,000**

## The Property

Treales House is a handsome, period town house with the rare benefit of parking for two cars, within the heart of Lyme Regis and a stone's throw from the seafront. It is understood to date back to the late 17<sup>th</sup>/early 18<sup>th</sup> century.

The house is Grade II listed and is of architectural or historical importance and has a classic stuccoed front elevation under a slate roof. The property has been beautifully renovated throughout, there are a whole number of character features typical of its period, including sash windows, high ceilings, picture rails, exposed floorboards, exposed beams, fireplace, deep skirting boards, window seats and wood panelling. Modern amenities include gas-fired central heating, fire/alarm sprinkler system.

The entrance hall leads into a lounge on the left which includes a woodburner on a slate hearth. The dining room is on the right. The kitchen is fitted with a range of modern cream units comprising base cupboards and drawers with matching wall cupboards. Work surface has inset sink and drainer and four ring induction hob. Integrated appliances include: fridge/freezer, dishwasher, ovens and washing machine. Cloakroom and storage cupboard are at the





end of the hall, and includes a WC, basin and a large, pressurised hot water tank.

A door leads down a flight of stairs to the cellars that have been turned into a workshop/office by the current owners. A ventilation and heating system has now been integrated making the other part of the cellar a perfect drying room.

The first floor is accessed via a pretty staircase and lead up to the landing with a reading area. The main bedroom is very spacious and features two sash window seats and a large modern ensuite comprising: Large walk-in shower with glass screens, vanity unit + wash hand basin, WC and Oak shelving for storage. Two further double bedrooms are found on the first floor with bedroom three having fitted wardrobes and window seats. A modern family bathroom with bath, shower, WC + basin services bedrooms three and four.

A further flight of stairs takes us to the second-floor landing with two useful storage areas and a door which accesses bedroom two, with slanting ceiling and exposed beams. This room has a light and airy feel with a window looking over the rooves of old town. A modern ensuite bathroom with a white suite completes the internal accommodation.

The property also benefits from two allocated parking spaces which can be accessed via a shared pedestrian footpath that Treales House owns or vehicular access from Georges Square.

#### Material information & Tenure

Local Authority: Dorset Council

Council Tax Band: F

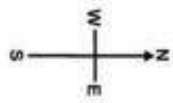
Tenure: Freehold

EPC band: D

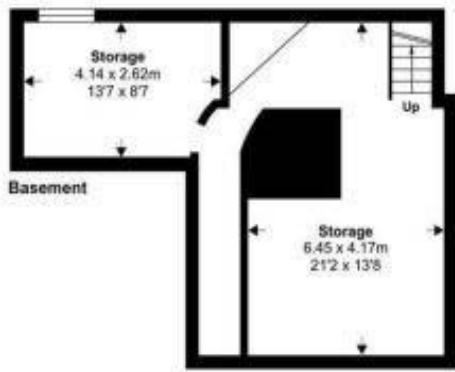
#### Services

We are advised all mains services are connected.





Second Floor



Basement



Ground Floor



First Floor

Approximate Area = 2155 sq ft / 200.2 sq m  
 Limited Use Area(s) = 52 sq ft / 4.8 sq m  
 Total = 2207 sq ft / 205 sq m  
 For identification only - Not to scale

Denotes restricted  
head height



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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