



Lamorna Cottage  
Lyme Regis

FORTNAM  
SMITH & BANWELL



# Lamorna Cottage

Uplyme Road, Lyme Regis, Dorset, DT7 3LP

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A handsome, superbly presented and spacious detached family home with far reaching countryside views, level wrap around garden, ample parking and spacious living accommodation.

Handsome Detached Family Home ~  
Far Reaching Countryside Views ~ Four  
Double Bedrooms ~ Three Reception  
Rooms ~ Level Landscaped Gardens ~  
Ample Parking & Garage ~ No Onward  
Chain

Built in the mid 1920's, this substantial, traditionally built detached home is an extremely individual property set just a short walk from Lyme Regis' town centre, seafront and beaches.

The property benefits from many character features throughout including original wooden doors, inglenook fireplace and exposed beams. Despite its age the current owners have kept the property up to date with double glazed windows throughout, modern kitchen and ensuite bathrooms.

Accessed off Uplyme Road the gravel driveway leads to the original wooden front door and enters into the hall with stairs rising up to the first floor and an understair shower room with a modern white suite. The Lounge is extremely spacious and has two sets of French doors and four sets of windows. There is a feature inglenook fireplace in this room.









Double doors lead into a sitting room with TV and bi folding doors that lead onto the patio. A dining room is also found off of the lounge creating a great flow to the ground floor.

The kitchen is an extremely pretty room with vaulted ceiling and exposed beams. Fitted with a range of modern cream units comprising base cupboards and drawers with matching wall cupboards. Work surface with tiled surrounds, two inset sink and drainer. A five-ring gas range cooker is fitted with extractor above. Other fitted appliances include a wine fridge, dishwasher and fridge. A breakfast bar is found on the island unit and double doors lead out to the garden. A separate utility is extremely useful with fitted cream units, inset sink and drainer, space for washing machine, dryer and large American style fridge/freezer. A back door leads to the front garden. A snug/fourth bedroom includes window seats completing the ground floor accommodation.

The first floor landing has a shower room leading off it with white suite. The main bedroom and second bedroom both are ensuite and benefit from fitted wardrobes and superb countryside views over the garden and beyond. The third bedroom is also a comfortable double with fitted wardrobes and windows looking over the front of the property.

### Outside

Iron gates give access the front of the property via a gravel driveway and lead to a garage with electric. The wrap around garden is mainly laid to lawn with mature trees and decking at the bottom with fine views. A raised paved patio is an excellent feature with glass surrounds making the most of the views and give potential for al fresco dining.













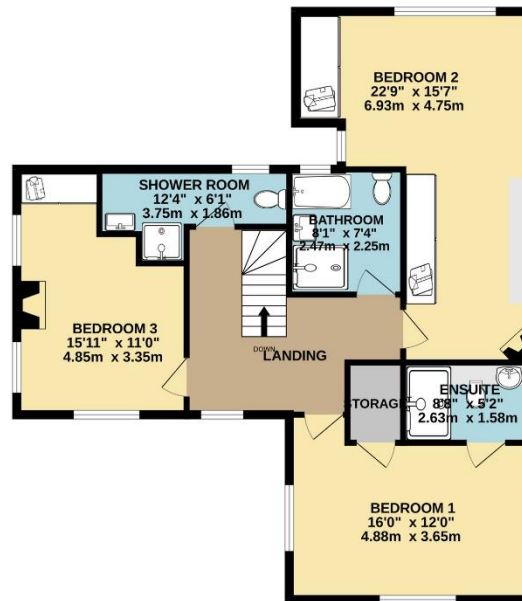




GROUND FLOOR  
1445 sq.ft. (134.2 sq.m.) approx.



1ST FLOOR  
870 sq.ft. (80.8 sq.m.) approx.



TOTAL FLOOR AREA : 2314 sq.ft. (215.0 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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## 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 this property is in Council Tax Band G. Dorset County Council.

## Services:

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Gas central heating

EPC Rating: C

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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