

Symonds  
& Sampson



# Haye Lane

Lyme Regis, Dorset



# Haye Lane

Lyme Regis  
Dorset DT7 3NH

Detached 3/4 bedroom house with double garage, workshop and delightful gardens in the popular coastal town of Lyme Regis.



- Coastal town location
- Flexible accommodation
  - Double garage
  - Open brick fireplace

Guide Price **£900,000**

Freehold

Bridport Sales  
01308 422092  
[bridport@symondsandsampson.co.uk](mailto:bridport@symondsandsampson.co.uk)





## THE DWELLING

Dorset Cottage was built by the current owners in the 1980s in a mock Tudor style and is situated in the popular coastal town of Lyme Regis. The house sits centrally within its plot and has a double garage with an attached workshop, a driveway and well landscaped gardens. The property has been well maintained over the years and allows for some light modernisation to create a wonderful home in a peaceful location.

## ACCOMMODATION

A spacious entrance hall opens into a formal dining room with the living room to the other side. This room has a focal point of a brick fireplace and doors onto a paved terrace. The kitchen/breakfast room is fitted with a comprehensive range of wall and base units with an electric oven and gas hob and a feature wine rack. Adjacent is a useful utility/boot room leading out to the garden. Also on the ground floor is a bedroom/study with a shower and sink, plus a separate cloakroom allowing for ground floor living.

Upstairs, there are three double bedrooms, all benefitting from built in wardrobes and the principal having an en-suite shower room. The family bathroom is fitted with a suite

comprising of a bath, wc and sink. The large hallway also has built in storage.

## OUTSIDE

The gardens are a particular feature, being well stocked with a couple of paved terraces to take in the sun. It is predominantly laid to lawn with mature shrub borders, a summerhouse and a greenhouse. The driveway leads to the double garage with eaves storage and an attached workshop to the rear.

## SITUATION

Lyme Regis is a popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour, and the beautiful surrounding countryside. In the town is an excellent selection of facilities including schools, many independent shops, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the High Street is the award-winning sandy beach, ideal for families; the harbour for angling and boating and access to the South West Coastal Path extending some 650 miles. The Jurassic coastline is a World Heritage site and the area is famous for its many fossil finds. There is a mainline rail station at Axminster and road access to Exeter and Dorchester.

## DIRECTIONS

What3words:///riverside.engineers.unpacked

## SERVICES

Mains water, electricity and drainage. Gas central heating

Broadband - Ultrafast speed available.

Mobile - Indoor is limited/likely coverage and outside is overall likely.

<https://checker.ofcom.org.uk/>

Council Tax Band: F (Dorset Council - 01305 251010)

EPC: D



## Haye Lane, Lyme Regis

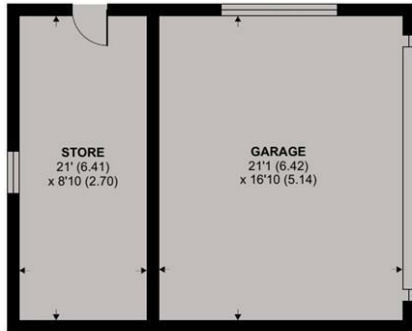
Approximate Area = 1710 sq ft / 158.8 sq m

Garage = 355 sq ft / 32.9 sq m

Outbuilding = 187 sq ft / 17.3 sq m

Total = 2252 sq ft / 209 sq m

For identification only - Not to scale



GARAGE / OUTBUILDING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92 plus)		83
B (81-91)		
C (69-80)		
D (55-68)	66	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1293249



Bridport/DME/19052025



01308 422092

bridport@symondsandsampson.co.uk  
Symonds & Sampson LLP  
23, South Street,  
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT