



Sea Tree House



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18 Broad Street, Lyme Regis, Dorset DT7 3QE

Prime Town Centre and Waterside Location.

A fine Georgian House arranged as three apartments occupying a prime town centre location with outstanding sea views along the Jurassic Coast.

- Historic Building
- Optional Holiday Letting Business
- One 2 Bedroomed Apartment
- Large Rear Garden with Conservatory & Parking Space
- Freehold
- Overlooking the Sea and Cobb
- Character and Contemporary Features
- Two 1 Bedroomed Apartments
- Sun Terrace/Balcony
- Council Tax Band B

Guide Price £1,225,000

THE PROPERTY

Sea Tree House is a substantial Georgian house arranged as three apartments located in the heart of the highly sought after historic and picturesque coastal town of Lyme Regis. It occupies a prime elevated position with stunning sea views along the Jurassic Coast to Portland and overlooking the iconic Cobb. The house is believed to date back to the Georgian period and is Listed Grade II of architectural or historical importance. It has a very interesting history being as a gentleman's residence in the mid 1800s. Previously, the property was a boarding house where Jane Austen is believed to have stayed in 1804 and views of the Cobb may have inspired her to write the book 'Persuasion'.

Under the current ownership since 1998, the house has been subject to extensive sympathetic refurbishment. Currently arranged as three apartments, the lower apartments are used for holiday lettings and the upper apartment as a private home. There is a host of character features typical of its period including large bay windows (with lovely sea views to the Cobb), high ceilings, panelled doors, picture rails, deep skirting boards, sash windows, ornate cornices, fine main staircase and fireplaces. The two lower apartments are very classic, the upper part is a combination of classic and contemporary with a superb balcony/roof terrace taking full advantage of the coastal aspect.



The accommodation is arranged as follows: Ground floor- reception hall, laundry/cloakroom and Georgian staircase.

Ground floor apartment (Tamarind Tree)- reception hall, sitting/dining room with bay windows and French doors opening out onto the garden and patio, kitchen, bedroom with en-suite shower room.

First floor apartment (Tulip Tree)- reception hall, sitting/dining room with bay window, kitchen, bedroom with en-suite shower room.

Upper apartment (Temple Tree)- Second floor- large landing/hall, sitting/dining room with bay window, kitchen/breakfast room, bedroom, bathroom with hip bath. Third floor- open planned bedroom with dressing room and living room area incorporating a double spa bath, separate shower room and large partially covered sun terrace/balcony.

Sea Tree House also enjoys a very large rear garden with a conservatory and shed which takes advantage of the wonderful sea views and the immense advantage of a nearby parking space (availability of off road parking in Lyme Regis town centre is very scarce and a major selling point).

HOLIDAY LETTING BUSINESS

A very successful and well established holiday letting business is being operated currently through the holiday agents Lyme Bay Holidays.

Tamarind Tree and Tulip Tree are producing excellent income and there is the option to let Temple Tree as well.

The property can be purchased as a going concern with the benefit of forward bookings. The comprehensive and quality fixtures and fittings are available by separate negotiation.

OUTSIDE

The parking space is located at Stile House in Pound Road.

Sea Tree House has the right to unload and load in the side passage (which is under the ownership of Palmers Brewery).

The attractive rear garden is currently divided into three areas for the apartments and again enjoys the fantastic sea views along the Jurassic Coast and overlooking the Cobb.

SITUATION

Although located in the heart of the town centre, Sea Tree House occupies a quiet and peaceful tucked away position just off Broad Street and the sea front is very nearby. Lyme Regis is a hugely popular and historic town forming part of the World Heritage Jurassic Coast. It is famous for its iconic Cobb, harbour and beautiful bathing beaches. The thriving town centre offers convenient and bespoke shopping of a surprising variety as well as a number of renowned popular restaurants and hotels. It has excellent walks and water sport facilities and within an area designated as an Area of Outstanding Natural Beauty (AONB). The market town of Axminster is within 4 miles with train services to London Waterloo and there is also excellent road and rail access further westwards into Devon and Cornwall.

SERVICES

All mains services. Gas fired central heating (zoned).

VIEWINGS

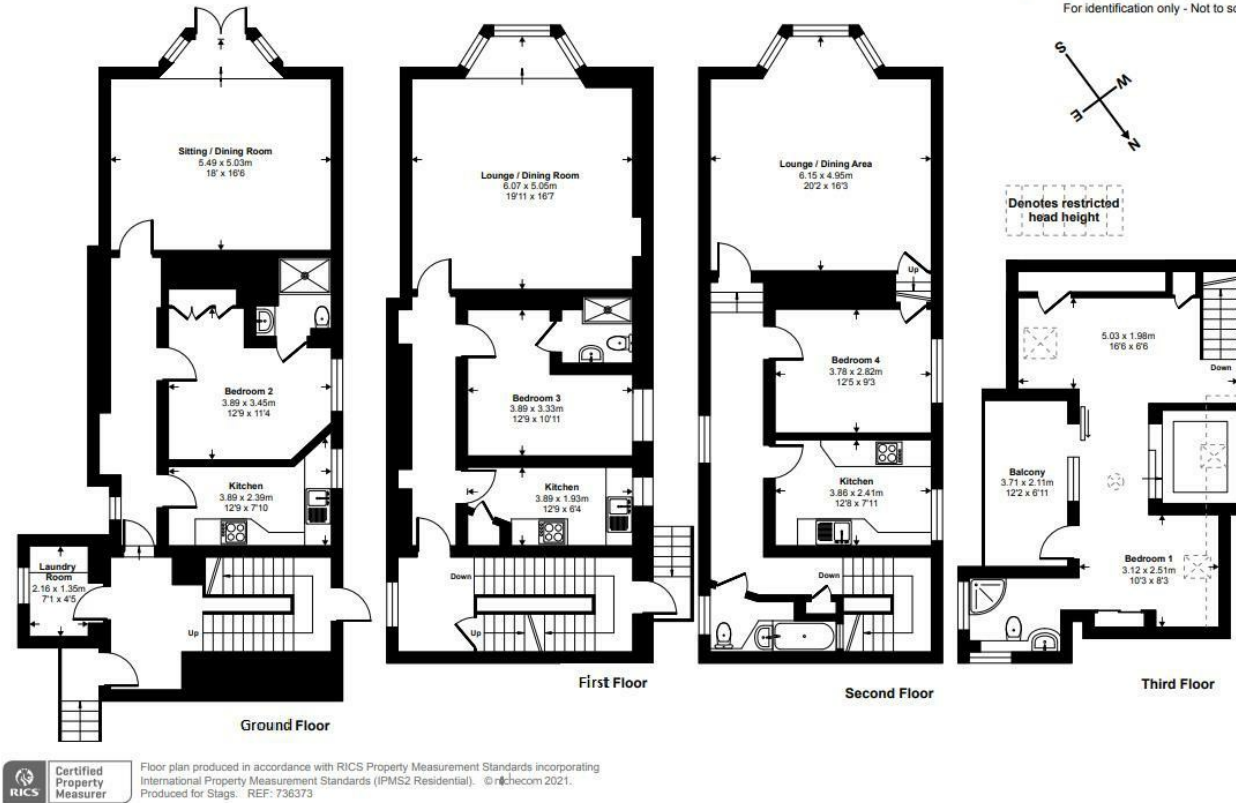
Strictly by appointment with Stags, Bridport. Telephone 01308 428000.

DIRECTIONS

From the bottom of Broad Street, go up the hill and Sea Tree House is located on the left just past the former Three Cups Hotel.



Approximate Area = 2680 sq ft / 249 sq m
 Limited Use Area(s) = 28 sq ft / 3 sq m
 Total = 2708 sq ft / 252 sq m
 For identification only - Not to scale



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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