



Springfield House





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# Springfield House

Woodmead Road, Lyme Regis, DT7 3LJ

Walking distance to the beach

Springfield House is an imposing historic detached house with commanding views over Lyme Regis and out to sea. Boasting elegant accommodation extending to over 5,000 square feet with six bedrooms, five bathrooms and ample living space. With Wrap-around gardens and parking for 6-8 cars. 5 minutes walk to Lyme Regis town and the Cobb.

- Grade II Listed
- Beautifully restored period house 5 mins walk to town
- Off street parking for 6-8 cars
- Wrap-around gardens and veranda
- Ample living space
- Six bedrooms five bathrooms
- Wonderful views and walks from the house
- Freehold



Guide Price £1,750,000

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@StagsProperty

### Situation

Woodmead Road is a popular and well established residential road within easy reach of the town centre and seafront (access to the town from View Road or along the River Lym). Lyme Regis is a picturesque and historic coastal town, famous for its Cobb, harbour and glorious beaches. The town is located on the Jurassic World Heritage Site and within an Area of Outstanding Natural Beauty (AONB). The town has a thriving community with excellent shopping, business and leisure facilities. Axminster offers a rail service to London and the thriving town of Bridport is also close by.

### Description

Springfield is a classic detached Georgian House understood to date back to circa 1794 and is Listed Grade II of Architectural or Historic importance built of stone (rendered) under a slate hipped roof. Under the current ownership it has been subject to extensive and sympathetic refurbishment. The house offers numerous features typical of its age and type including high ceilings, window shutters, sash windows, deep skirting boards, ornate cornices and a sweeping staircase. The accommodation is well proportioned, extremely versatile and arranged over three floors with many of the rooms take advantage of the stunning sea views.

### Accommodation

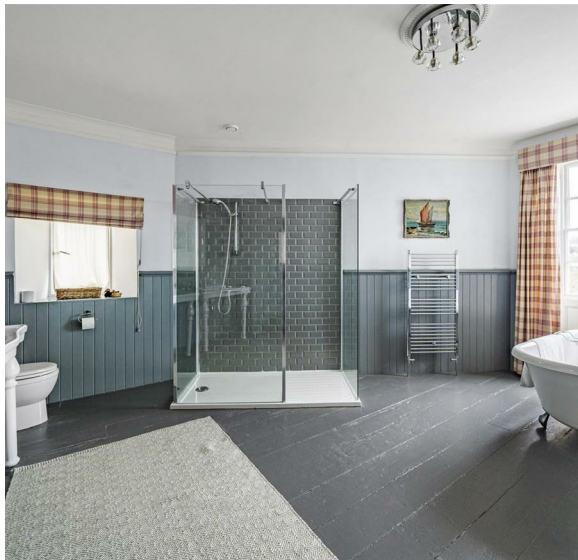
On entering the property via the stunning hallway, with sweeping staircase to one side, and garden room to your right, the main rooms are light and spacious with impressive high ceilings and full length windows or doors to enjoy the views. The kitchen has been designed with the cook in mind, with ample storage and worksurfaces and range cooker as well as integrated fridges, freezers and a wine fridge. There is space for informal dining to seat 8 in the kitchen, whilst the adjacent dining room will comfortably seat 14 or more, adjoining a snooker/games room. The impressive drawing room has a central fireplace and full length glass doors to the veranda, whilst a more informal sitting room makes an ideal family room.

Upstairs are six double bedrooms and five bathrooms all tastefully decorated whilst ensuring the period features of the house are sympathetically maintained and exhibited.

On the lower ground floor are a series of useful rooms used for storage, including a wine vault and workshop space. It would be possible (subject to planning and listed building consent) to create a self-contained flat with it's own access from the parking area.

Springfield benefits from delightful south and west facing enclosed gardens to the rear and side enjoying the sweeping views across the town and beautiful coastline. Running the full width of the rear is the splendid original glazed veranda and to the side an ornate balcony. There is ample parking via a private enclosed driveway for several vehicles.





### Services and information

Gas fired central heating

Sky broadband up to 80 Mbps

Mobile phone service providers are available as follows Three, EE, Vodafone and O2 (information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages)

Tree preservation orders over the two Blue Atlas Cedars, one Copper Beech and one Yew tree.

The property is registered as a residential single family dwelling but is currently run as a holiday letting business which is a commercial activity so business rates are paid (£16,000 rateable value but qualifying for RHL relief at 75% discount).

### Directions

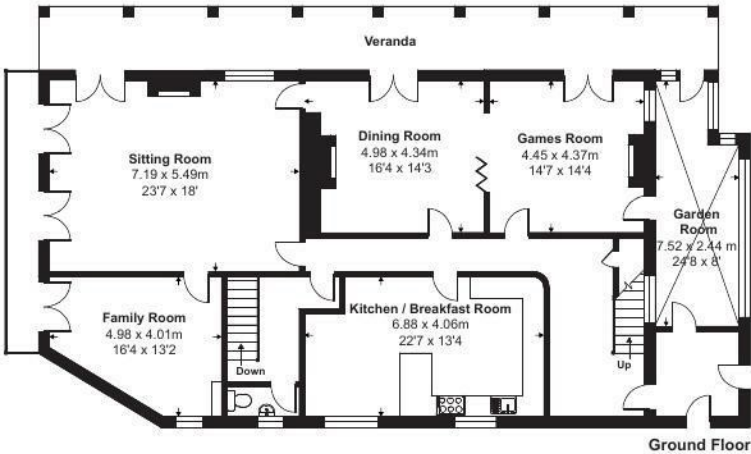
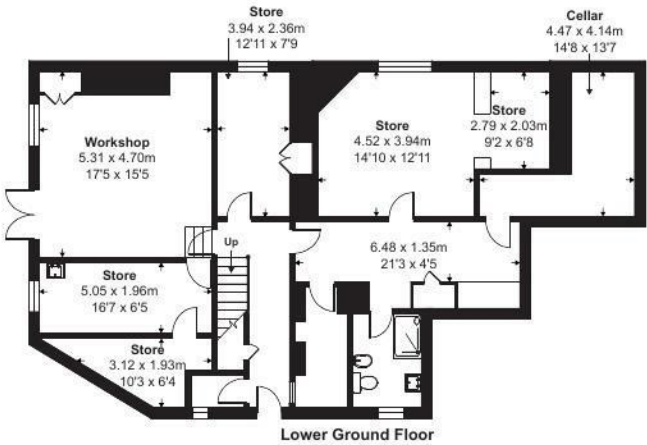
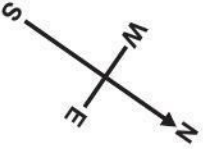
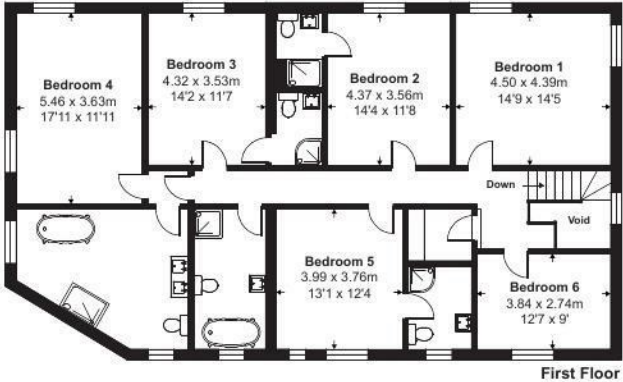
Following the A3052 Charmouth Road in a Southerly direction into Lyme Regis, turn right onto Anning Road then left onto Woodmead Road. Proceed uphill and nearing the top of Woodmead Road you will see Springfield house up ahead of you, the parking for the house is on the left hand side just in front, please feel free to park here for your viewing.

### Viewings

Strictly accompanied via Stags. We may be subject to holiday guests and restricted to change over days only.

Approximate Area = 5202 sq ft / 483.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1094566



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