



The London Inn



The London Inn

Church Street, Lyme Regis, DT7 3DA

Seafront and Town Centre 0.1 mile. Bridport 10 miles.

Home and income/investment opportunity – A charming, substantial period house – Currently arranged as two properties for holiday lettings – Enjoying stunning sea views along the Jurassic Coast in the highly sought after historic town of Lyme Regis.

- Very successful holiday business
- Ideal investment/home and income opportunity
- In total 8 bedrooms, 7 bathrooms
- Total 3 reception plus study
- Extensive landscaped gardens
- Breathtaking sea views
- In all about 1/3 acre
- Garage and parking
- Town and seafront nearby
- Freehold. Business Rates Payable

Guide Price £1,400,000

THE PROPERTY

The London Inn is a substantial detached period house with extensive secluded gardens backing onto East Cliff, with stunning views along the Jurassic Coast and with the immense benefit of a garage and parking. It is believed to date back to the 18th century and was formerly a public house and a bed and breakfast business. The property has attractive colour-washed elevations under a predominantly thatched roof, with part timber windows and is grade 2 listed, of architectural or historic importance. Under the current ownership for some six years, the two separate cottages (Sunrise and Sunray) have been run as a very successful holiday letting business.

Each property offers excellent modern amenities, including gas-fired central heating, well equipped kitchens with comprehensive appliances and attractive bathroom/shower room fittings, including a rolltop bath (Sunrise). Character style features include wood panelling, feature beams and window seats.

Both properties offer extensive and well presented accommodation for the current separate use or as a whole with interconnecting (fire and sound proofed) doors.



There is also the immense benefit of a garage and off-road parking (rarely available in Lyme Regis town centre) and beautiful extensive gardens with breathtaking sea views.

The London Inn will appeal to a whole range of buyers ie as a letting investment, home and income, for multiple generations or as one large property.

HOLIDAY LETTING BUSINESS

A very successful holiday letting business has been operated through Airbnb, generating a very impressive revenue. The property can be purchased as a going concern with the benefit of forward bookings. The comprehensive quality fixtures and fittings are available by separate negotiation. Further information on request. Alternatively, vacant possession is available.

OUTSIDE

A garage with rear store and three parking spaces to the front (two of these are tandem).

Outside utility/store and timber shed.

Extensive secluded gardens backing onto East Cliff and enjoying truly stunning panoramic views along the Jurassic Coast to Portland.

Currently sub-divided for Sunrise and Sunray. Extensive areas of lawn interspersed with a wide variety of trees and shrubs, paved terrace and steps down to a lower decking area.

SITUATION

The London Inn occupies a highly convenient coastal setting in Church Street, backing onto East Cliff and only a few minutes' walk from the town centre and the seafront. 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 of Outstanding Natural Beauty (AONB). The market town of Axminster is very nearby with rail services to London Waterloo.

SERVICES

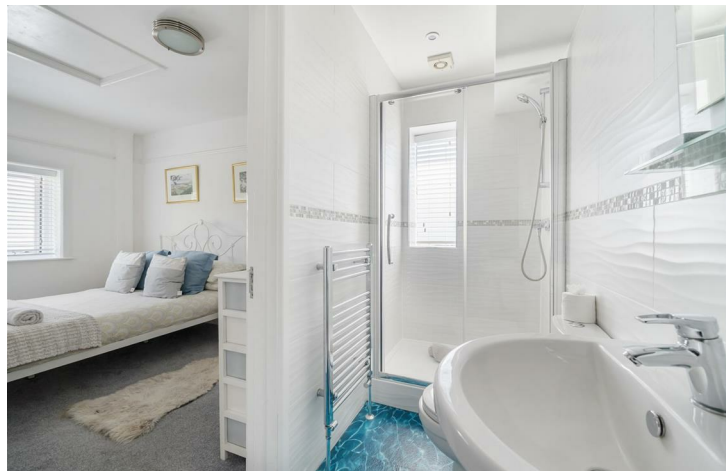
All mains services. Gas-fired central heating (separate for both properties, although the hot water is shared).

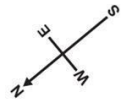
VIEWINGS

Strictly by appointment with Stags Bridport (subject to bookings/changeover days).

DIRECTIONS

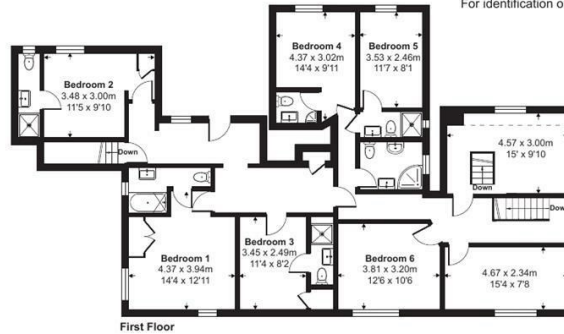
From Bridport follow the A35 west and at the Charmouth roundabout take the 2nd exit towards Lyme Regis. Follow this road down into the town and on passing Annings Road on the right, The London Inn will be seen after a few hundred yards on the left.





Approximate Area = 3239 sq ft / 300.9 sq m (excludes store)
Limited Use Area(s) = 22 sq ft / 2 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 3443 sq ft / 319.8 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Stags. REF: 1160065

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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