

Sea Moon Cottage





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57 Church Street, Lyme Regis, Dorset DT7 3DA

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A charming period cottage just a few minutes' walk off the centre and seafront, in the highly sought after coastal town of Lyme Regis

- Charming period cottage
- 2 Bedrooms
- Living/dining room
- Well presented
- Close to town centre/seafront
- Rooftop views and sea glimpses
- Shower room
- Many character features
- Private courtyard garden
- Freehold. Council Tax Band B

Guide Price £385,000

## THE PROPERTY

Sea Moon Cottage is a charming terraced, period cottage well located in the highly sought after and historic coastal town of Lyme Regis, just a few minutes' walk of the town centre and seafront. It is understood to date back to circa 1750 and is grade 2 listed, of architectural or historic importance. The property has main walls of solid stone under a slate roof. Under the current ownership since 2009 the property has been subject to extensive and sympathetic refurbishment.

Well presented and appointed throughout. Modern amenities include gas-fired central heating, handmade solid wood painted kitchen with Neff electric double oven and induction hob plus slimline Whirlpool fridge and a recently updated shower room with walk-in shower. There are numerous character style features, typical of its period, including sash windows with panelling, stripped pine door, exposed beams, reclaimed cast iron open fireplace, picture rails and internal stained glass (one featuring Colmer's Hill).

From the first floor there are views to the church across the town rooftops and to the sea beyond.





The accommodation extends to:

Ground floor – Hall, living/dining room, kitchen.

First floor - Landing (with access to attic – part boarded and pull-down ladder), two bedrooms, shower room, separate WC.

The cottage is equally ideal as a main home, second home or holiday letting investment.

## OUTSIDE

There are a number of council car parks nearby (including in Charmouth Road) with permits available.

The cottage enjoys a slightly set back and elevated position with stone walls, steps and railings to the front. The rear garden is a further feature, being private and comprising adjoining paved terrace and arbour leading to a lawned area with flower and shrub beds. Views are enjoyed to the adjoining church.

## SITUATION

The cottage is very conveniently situated in the heart of Lyme Regis old town and within a Conservation Area. It is only a few minutes or so from the seafront and town centre shops. Closeby is a pretty memorial garden in Monmouth Street, and the artisan quarter, centred around The Town Mill (working water mill, art galleries, restaurant, cafe, brewery and craft workshops).

Lyme Regis forms part of the stunning Jurassic World Heritage Site, with a thriving town centre offering convenience and bespoke shopping of a wide variety as well as a number of renowned popular restaurants and hotels. The area is designated an Area of Outstanding Natural Beauty (AONB) and has excellent walking and water sports opportunities. The market town of Axminster is only 6 miles away with rail services to London Waterloo.

## SERVICES

All mains services. Gas-fired central heating.

## VIEWINGS

Strictly by appointment with Stags Bridport.

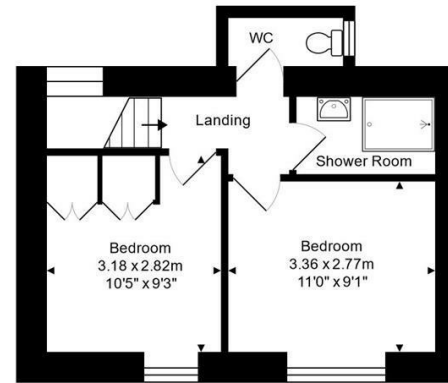
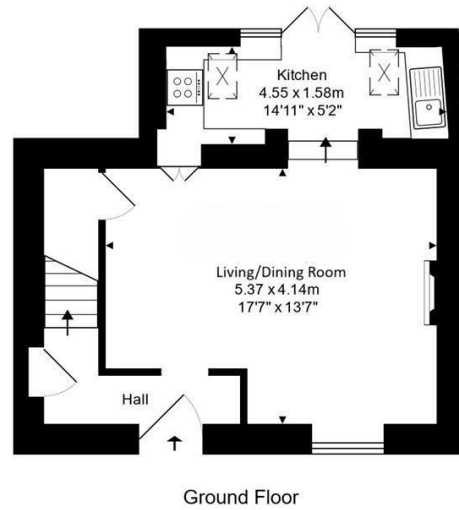
## DIRECTIONS

From Bridport follow the A35 towards Lyme Regis. After the Charmouth bypass take the 2nd exit to Lyme Regis. Proceed down Charmouth Road into Church Street and Sea Moon cottage is seen on the left, just before the church.

## RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email [rentals.bridport@stags.co.uk](mailto:rentals.bridport@stags.co.uk)





Total Area: 65.4 m<sup>2</sup> ... 703 ft<sup>2</sup>

Not to scale. Measurements are approximate and for guidance only.

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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