



Little Fields











# Little Fields Somers Road

Lyme Regis, , DT7 3EX

Town Centre/Seafront and Cobb 1 mile. Axminster 6 miles.

A well appointed and much improved individual detached house enjoying beautiful sea views along the stunning Jurassic Coast. Council Tax Band F. EPC D. Freehold

- Very impressive attractive house
- Subject to extensive improvement
- Stunning Jurassic Coast views
- Well appointed and versatile accommodation
- 4 Bedrooms, 3 bathrooms
- Beautiful landscaped gardens
- Highly sought after residential road
- 2 Reception, kitchen/family/dining room
- In all about ¼ acre
- Freehold. Council Tax Band F

Guide Price £1,050,000

## Stags Bridport

32 South Street, Bridport, Dorset, DT6 3NQ

01308 428000 | [bridport@stags.co.uk](mailto:bridport@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)





## The Property

Little Fields is a very attractive and impressive individual detached character house, set in large landscaped gardens and enjoying beautiful sea views along the Jurassic Coast, occupying a favoured location in the highly sought after, historic, town of Lyme Regis.

The property dates back to the 1950s and under the current ownership, since 2013, has been subject to extensive enlargement and refurbishment to a very high standard, to create a wonderful comfortable home, with all modern amenities. The well presented accommodation is extensive and versatile with potential for a ground floor annexe and there is planning permission for a loft conversion to create additional accommodation (further bedroom, viewing gallery and en-suite bathroom). There are numerous excellent accommodation features including the large open plan family/dining room/kitchen and the accommodation enjoys the wonderful sea views from the house and gardens.

The impressive specification includes gas-fired central heating, underfloor heating to kitchen/family room, bathroom, bedroom 4/studio, utility and shower room. Solid wood flooring to the ground floor, quality contemporary kitchen with quartz work surfaces, Neff twin oven, induction hob, integrated fridge and integrated dishwasher. Contemporary bathroom/shower rooms with under floor heating. Replacement double glazed windows.

Briefly, the accommodation extends to:

Ground floor - Pillared porch, entrance lobby, reception hall, cloakroom, living room, study, open plan family/dining room/kitchen with floor to ceiling sliding doors and wood burner, utility, bedroom 4, shower room

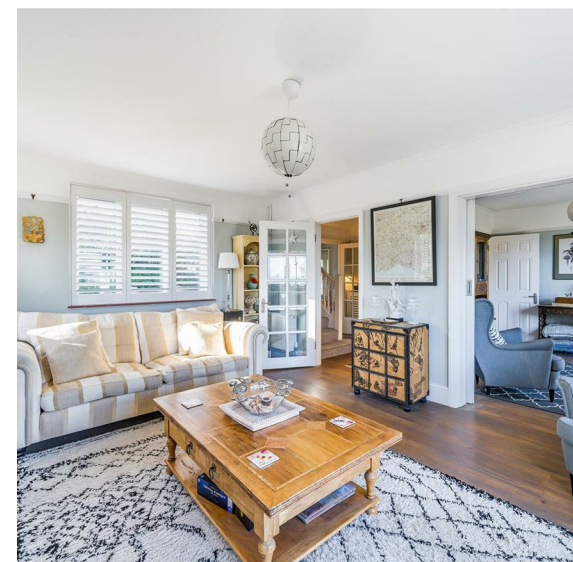
First floor - Landing, 3 further bedrooms, bathroom, wet room. Very large attic.

## OUTSIDE

Little Fields is set back and screened off Somers Road, with double gates onto a long driveway with turning and parking area.

The lovely gardens are a further feature, being beautifully landscaped and well stocked, enjoying a sunny principally south-facing aspect.

There is a full width terrace with raised borders and numerous shrubs, ornamental pond, lawns and pergola. To the side is a delightful sheltered area with tropical plants, greenhouse, potting shed and vegetable area.







Extensive LED outside lighting creating a wonderful night-time atmosphere.

### SITUATION

Somers Road is a highly sought after and well established residential road on the west side of Lyme Regis town. Lyme Regis is a hugely popular and historic coastal town on the beautiful Jurassic Coast and famous for its iconic Cobb. It is a very pretty town and offers excellent shopping, business and leisure facilities together with primary and secondary schools. The immediate area is designated as an Area of Outstanding Natural Beauty (AONB) and from the property there is easy access to countryside and the South West Coast Path. The market towns of Axminster and Bridport are both very nearby (the former with mainline rail services to London, Waterloo/Exeter).

### SERVICES

All mains services. Gas-fired central heating.

Broadband

Standard Speed 18mbps

Superfast Speed 80mbps

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and out. (Broadband and mobile phone 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).

### VIEWINGS

Strictly by appointment with Stags Bridport.

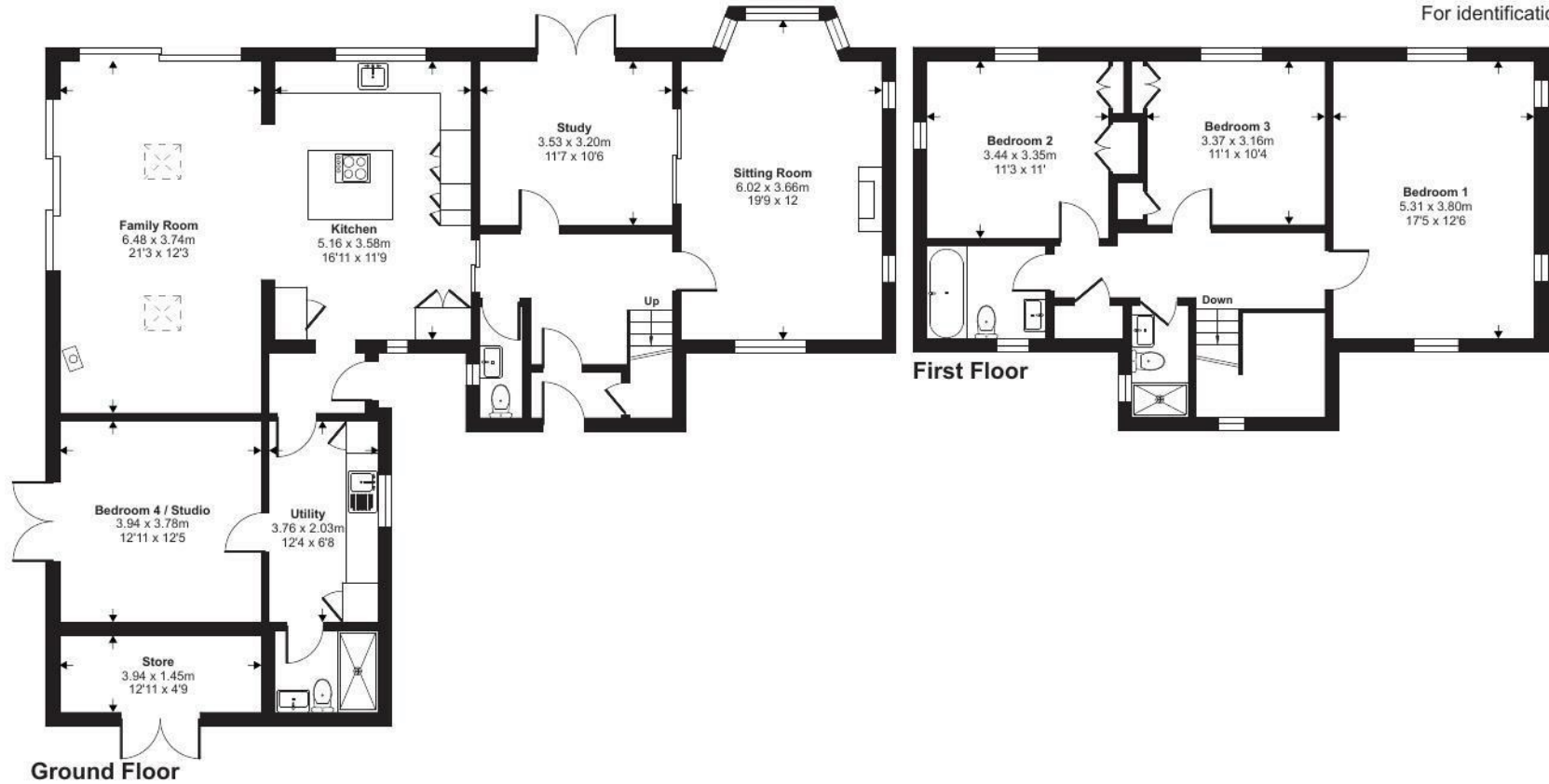
### DIRECTIONS

From Lyme Regis town centre go up Broad Street into Pound Street and up the hill onto Sidmouth Road. At the top turn right into Somers Road. The drive to Little Fields is the 2nd entrance on the right.



Approximate Area = 2031 sq ft / 188.6 sq m  
Outbuilding = 59 sq ft / 5.4 sq m  
Total = 2090 sq ft / 194 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1239386



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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         | 79                      |
| (69-80) <b>C</b>                            | 66      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         |                         |
|                                             |         | EU Directive 2002/91/EC |







