



10 Farnham House,





# 10 Farnham House,

Stile Lane, Lyme Regis, DT7 3JD

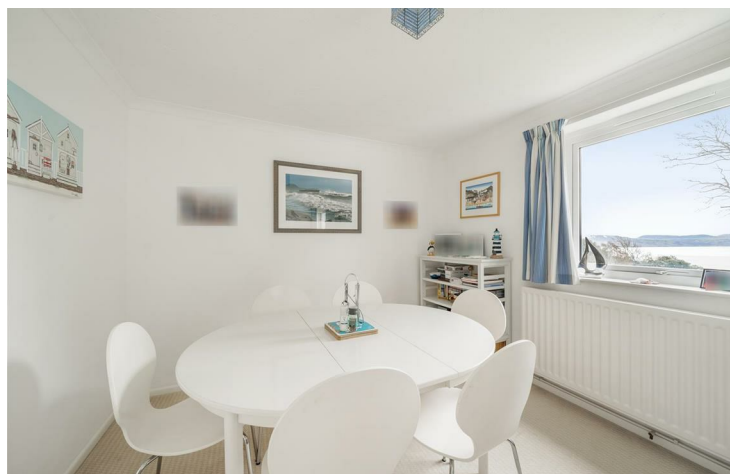
Stunning three bed apartment with superb sea views, private allocated parking and a short walk to the beach and shops!

- Three bedrooms
- Wonderful sea views
- Additional visitor parking
- Excellent condition throughout
- EPC C, CTB D
- Two bathrooms
- Private allocated parking space
- Beautiful communal grounds
- Share of freehold
- No holiday lets

Guide Price £385,000

## THE PROPERTY

Forming part of a modern extension to a period building the beautiful apartment on the first floor benefits from a private access, allocated parking and the enjoyment of attractive communal grounds overlooking the sea. The property itself is in excellent order throughout and ready to move into full time or to enjoy as a pied a terre. The accommodation briefly comprises three bedrooms, two bathrooms, a well designed kitchen and a large living/dining room with spectacular views out to sea.





**SITUATION**

Farnham House is situated in the picturesque coastal town of Lyme Regis and only a short walk away from the harbour and ancient Cobb, sandy beaches and the town centre, with a bus stop also located very nearby. The town offers a wide range of shopping and leisure facilities with an active, friendly year-round community and many clubs, teams and events to suit all interests. Lyme Regis also has a theatre and is well-served by several medical and dental practices, the highly regarded Woodroffe secondary school and is within easy reach of the renowned Colyton Grammar School. The area is also known for its fantastic walking opportunities with open countryside and woodland close to the property and a glorious walk along the River Lim within very easy reach. The South West Coast Path also runs through Lyme Regis, offering superb walks along the World Heritage Site Jurassic Coast with glorious views and scenery to be enjoyed. To the north is the market town of Axminster (6 miles) with a wider range of facilities along with a railway station on the London Waterloo line, which enjoys bus links with Lyme Regis. There are international airports at Exeter (25 miles) and Bristol (60 miles).

**OUTSIDE**

The well maintained communal grounds are mainly laid to lawn with mature shrubs and trees including an ancient Yew tree (with a preservation order) there are lovely areas so sit out and enjoy the fantastic views of the sea. Each property has an allocated parking space and there are a few additional visitor parking spaces on site. The apartment itself is accessed to the rear of the old building up a set of external steps and along a walkway which arrives at your own private entrance. There are two outside seating areas, with space to sit out and enjoy the view, or read a book.

**SERVICES**

Gas fired central heating, mains drainage and electric.  
The property has been much enjoyed by the present owner for 23 years as a second home and is offered to the market chain free.  
A bungalow on the grounds has applied for planning permission to extend.  
Broadband - Standard up to 18Mbps and Superfast up to 51Mbps.  
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.  
(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).

**DIRECTIONS**

From Lyme Regis Town centre proceed uphill on Broad Street bearing left at the top of the town. Just past the Alexandra Hotel on your left is a turning to Stile Lane. Take this turning and then immediately right handed which leads you up to Farnham House and the parking area.

**VIEWINGS**

Please contact Stags to arrange an accompanied viewing.

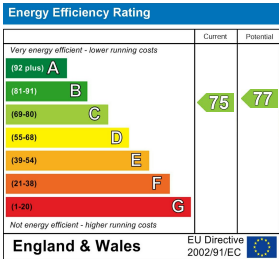
**LEASE DETAILS**

The property is share of freehold with a 999 year lease from July 1988. There is no ground rent. The annual maintenance charge is £1200.



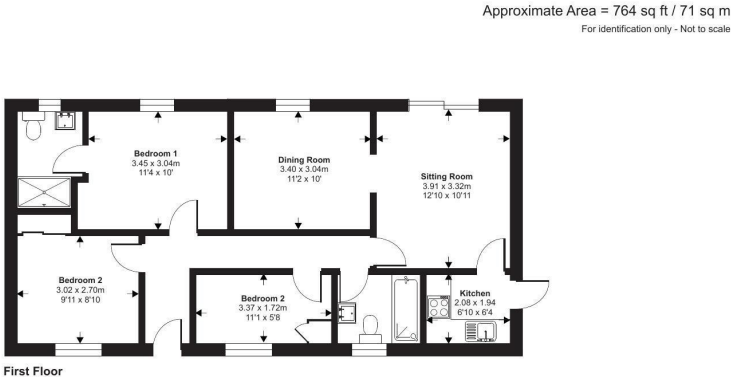
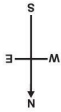


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