



A CHARACTERFUL GRADE II LISTED COTTAGE SITUATED IN CHARMING COOMBE STREET, WITHIN TOUCHING DISTANCE OF THE SEAFRONT AND TOWN CENTRE



43 Coombe Street, Lyme Regis, Dorset DT7 3PY  
Guide Price £395,000



- Character Cottage
- Grade II Listed
- Close to Town Centre and Seafront
- In Need of Updating and Refurbishment
- Secluded Courtyard Space
- 2/3 Bedrooms
- Sitting Room and Further Reception Room
- Kitchen
- Shower Room and Cloakroom
- No Onward Chain



43 Coombe Street is a charming end terraced cottage, thought to have once been the former cobblers shop for the town and positioned within touching distance of Lyme Regis town centre and the seafront.

The cottage retains inherent character features, including exposed beams in some rooms and sash windows, arranged over three floors and offering versatile space throughout. There is the potential for future owners to make their mark on the property, although it does now require comprehensive refurbishment and updating throughout.



No. 43 benefits from a lower ground floor reception space with storage, which could be utilised for a number of uses, as well as a generous courtyard space adjacent to the cottage with an outside loo.

The property is offered to the market with no onward chain.



Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.

The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

**The Accommodation Comprises:**  
Front door from Coombe Street to:

**Hall/Lobby**

With door to courtyard. Stairs rising to:



## FIRST FLOOR

### Landing

With stairs to second floor. Doors to:

### Cloakroom

With vinyl flooring, obscured window, hand basin, WC, 'Potterton' boiler, radiator, built-in cupboard.

### Lounge

15'9" x 11'2" (4.80m x 3.40m)

Carpeted, bay window, radiator, telephone point, built-in cupboard, exposed beam. Doors off to:

### Bedroom 1

13'1" x 9'10" (3.99m x 3.00m)

With bay window, radiator, window through to kitchen, exposed beam.

### Kitchen

12'9" x 5'7" (3.89m x 1.70m)

With vinyl flooring, base unit with inset stainless steel sink and drainer, recess with fitted shelving.

## SECOND FLOOR

### Reception/Bedroom 2

16'2" x 13'11" (4.93m x 4.24m)

Carpeted, built-in cupboard, bay window, cupboard housing immersion tank, loft access. Doors to:

### Bedroom 3

14'10" x 8'1" (4.52m x 2.46m)

With bay window.

### Shower Room

Carpeted, radiator, obscured glazed window, pedestal hand basin, shower cubicle, tiled surround.

## LOWER GROUND FLOOR

Opening from courtyard to lobby, with door to store room.

Further door to:

### Reception Room/Former Shop Premises

15'3" x 11'4" (4.64m x 3.44m)

Thought to have once been used as the cobbler's shop for the town, with potential for a variety of uses. Front door from Coombe Street with glazed window, base unit with inset sink and drainer, understairs cupboard, closed off doorway to main lobby, exposed beams.





## OUTSIDE

Coombe Street is situated within easy reach of Lyme Regis town centre and seafront, in a tucked away back street which is rich with character properties within the Old Town. No. 43 is found close to Broad Street and Bridge St to the bottom of the main high street, with the front entrance to the property approached directly off Coombe Street. There is a timber pedestrian gate adjacent to the cottage which leads to the hard standing courtyard space which is of a good size, with an outside toilet found to the far end. A squared archway from outside leads to a lobby area which subsequently provides access to the lower ground floor space for the cottage. There is no parking associated with this property.



## MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Freehold

Please note this property is Grade II Listed. This property has a flying freehold over the neighbouring property.

Planning permission was once applied for to create a parking space within the existing courtyard space for the property, although this has now lapsed. Please enquire with our office for further details.

## SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Gas Central Heating

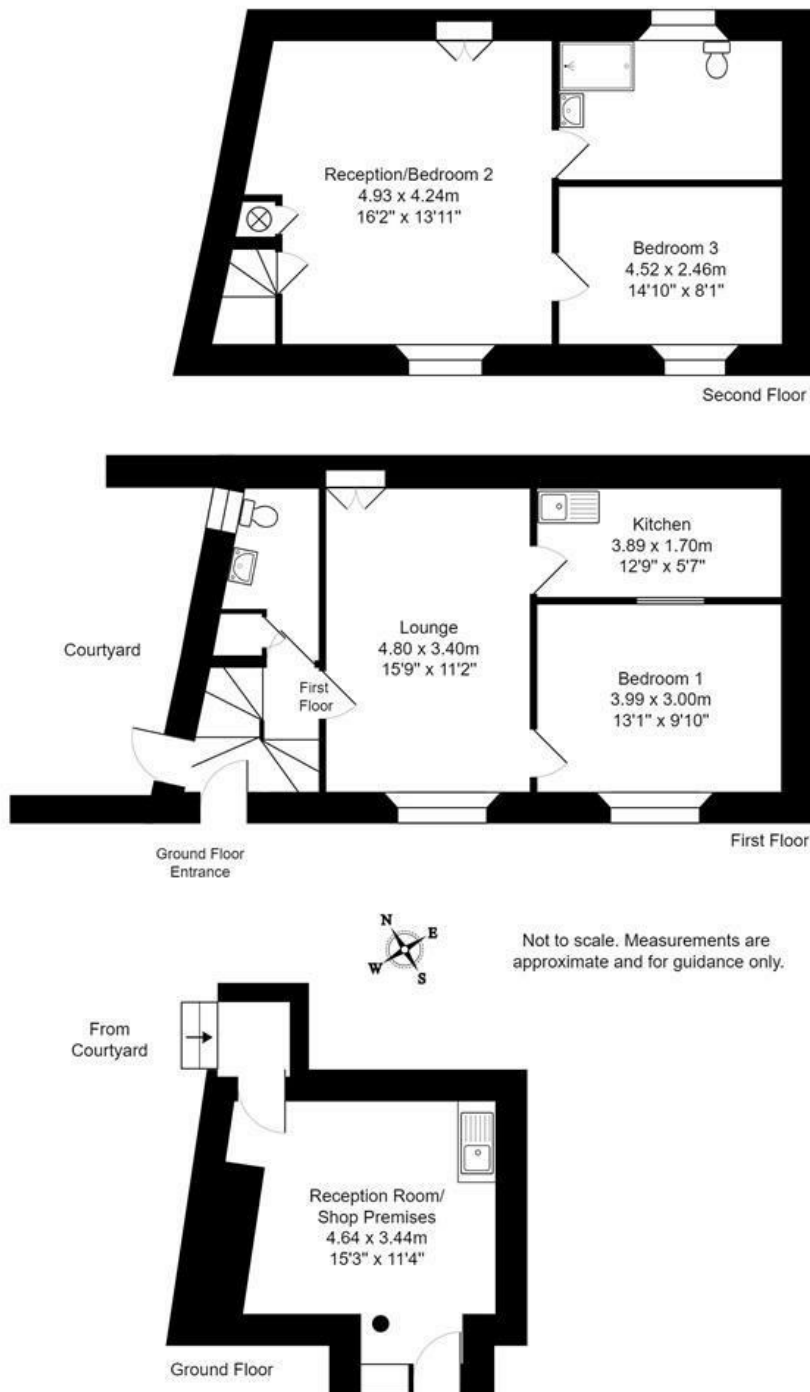
Broadband and Mobile Signal/Coverage: See [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

## VIEWING

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

## DIRECTIONS

From our office proceed down Broad Street and at the traffic lights turn left into Coombe Street. The cottage will be found shortly on the right hand side just after 'LBK' restaurant.



**NOTES:**

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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  - 2.3 **Plans where shown are for identification purposes only – not to scale.**
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