



A PRETTY TERRACED COTTAGE IN A QUIET RIVERSIDE SETTING.
RECENTLY TASTEFULLY REFURBISHED.



2 Lymbrook Cottages, Jericho, Lyme Regis DT7 3AJ
Guide Price £350,000

- Successful Holiday Let
- Delightful Location
- Sitting Room with Woodburning Stove
- Fitted Kitchen/Breakfast Room
- Bathroom
- 2 Double Bedrooms
- Verandah/Terrace
- Attractive Communal Gardens

This charming period cottage (in a terrace of 4) is believed to have been built about 200 years ago as an artisans cottage for the local silk mill. The walls are principally of stone, rendered externally beneath a tiled roof.

The cottage has been carefully modernised and is an attractively presented character home. It is successfully holiday let and this arrangement can continue if the purchaser is seeking an investment property/holiday retreat.

The property enjoys a delightful setting backing into the River Lym, well away from busy traffic and just a few minutes level walk alongside the river and through the picturesque old town (Mill Green and Coombe Street) to the town centre shops and seafront.

Lyme Regis is an historic 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:

ON THE GROUND FLOOR

uPVC double glazed front door to:

Sitting Room

12'2" x 10'10" (3.71m x 3.30m)

uPVC double glazed window (fitted throughout) with window seat overlooking the gardens. Underfloor heating. Understairs cupboard, tiled floor, fireplace with woodburning stove, stairs to first floor.

Squared opening to:

Kitchen/Breakfast Room

7'10" x 7'6" (2.39m x 2.29m)

With a range of modern units with granite worktops, sink with pillar tap, integral electric hob and oven, fridge and dishwasher, tiled floor, larder cupboard with space and plumbing for washing machine. Underfloor heating.



Bathroom

Panelled bath in tiled surround with shower unit, hand basin and WC, inset spotlights, shaver point, electric ladder style radiator/towel rail, tiled floor.

ON THE FIRST FLOOR

Small Landing

With built in cupboard, stripped pine doors off to:

Bedroom 1

11'10" x 10'10" (3.61m x 3.30m) (Overlooking the gardens)

Hand basin with cupboard under, night store heater, double wardrobe, pretty cast iron fireplace, hatch to Loft.

Bedroom 2

12'8" x 7'8" (3.86m x 2.34m)

Hand basin with cupboard under, night store heater, built in airing cupboard with hot water cylinder.

OUTSIDE

The cottage enjoys a quiet and picturesque setting with a southerly aspect. Adjacent to the front is a sunny verandah and the delightful communal gardens which include lawn, shrubs and trees and which is screened from the lane by a substantial stone wall. There is a pedestrian gate from the riverside walk leading through the gardens to the cottages. The tiny River Lym runs along the lower side.

MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Freehold

There is no parking associated with this property. Dorset Council operate a residents' parking permit scheme in nearby Anning Road, please contact them for more information. The veranda and garden are shared with the 3 neighbouring flats. There is an annual contribution towards the upkeep of the garden which is approximately £100 p.a.

SERVICES

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

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Night Storage Heaters

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

VIEWING

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

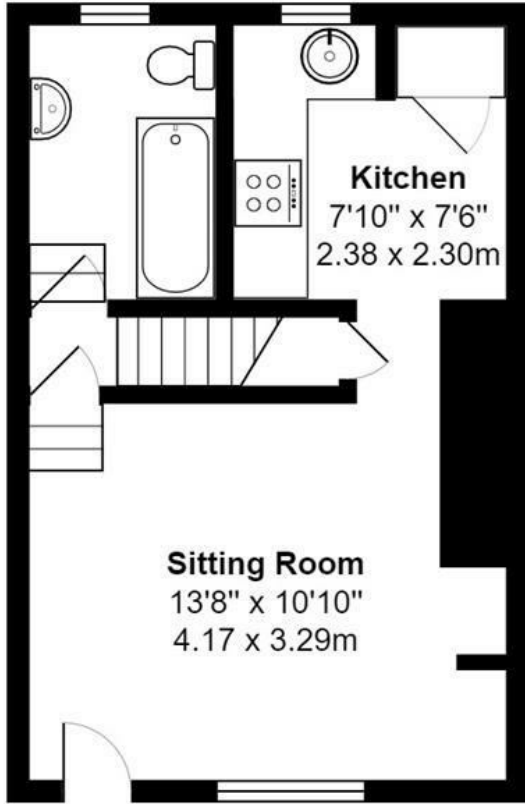
DIRECTIONS

By car proceed up Broad Street in the town centre, fork right into Silver Street towards Uplyme and take the second right turn into Woodmead Road. At the bottom of Woodmead Road, just over the river, turn right and Lymbrook will be found after about 50 yards on the right (park in Woodmead Road).

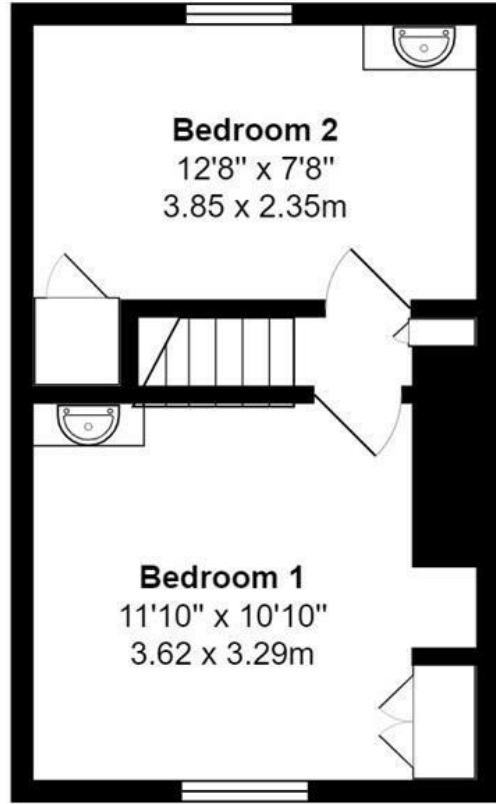
On foot there is a picturesque level walk through the old town and alongside the river.



Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

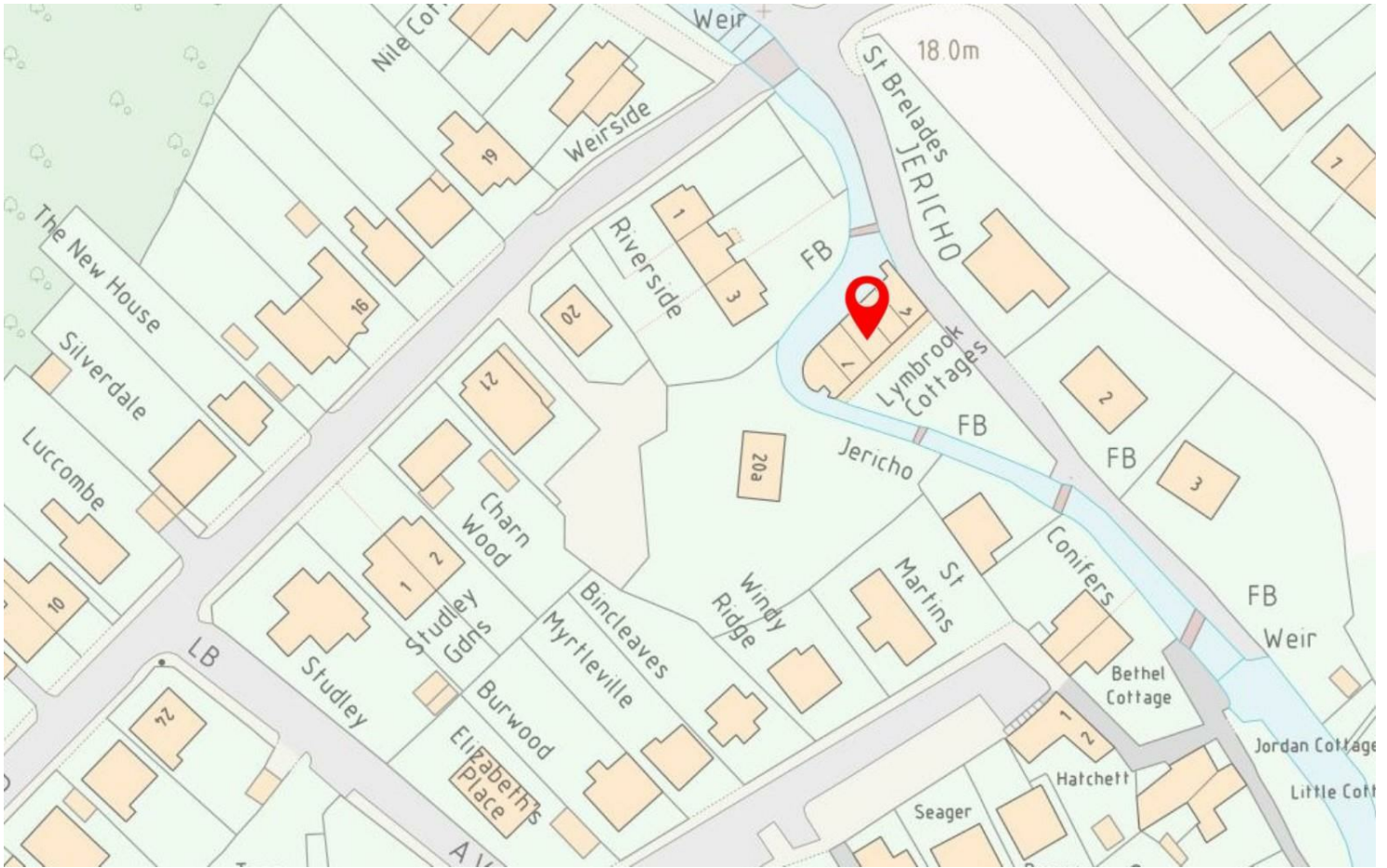


First Floor



Total Area: 573 ft² ... 53.2 m²

All measurements are approximate and for display purposes only.



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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 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. [S4626](#)

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