



A CHARACTERFUL GRADE II LISTED COTTAGE, SITUATED WITHIN THE HEART OF LYME REGIS OLD TOWN.



Sea Moon Cottage, 57 Church Street, Lyme Regis DT7 3DA  
Guide Price £450,000

- Grade II Listed Character Cottage
- Convenient Location within Old Town
- Close to Town Centre and Seafront
- Pretty Rear Garden
- Two Bedrooms
- Lounge
- Kitchen
- Shower Room

57 Church Street occupies a fantastic position within striking distance of Lyme Regis town centre, its amenities and the seafront.

The property is thought to have been constructed during the mid part of the 18th Century, possibly circa 1750, and which has a certain appeal and charm, being of Grade II Listed status.

The property has been very well maintained under the current ownership, having undergone a sympathetic model of improvement in keeping with its character and age.

The cottage benefits from two good sized bedrooms, a cosy lounge and galley kitchen, as well as a delightful rear garden which is a real sun trap and private space.

#### The Accommodation Comprises:

##### Hall

Part panelling to walls, store cupboard, radiator. Stairs to first floor. Sliding solid wood door with multi-pane stained glass to:

##### Lounge

17'7" x 13'7" (5.37m x 4.14m)

With exposed beams, 2 radiators, understairs cupboard, telephone point, sash window to front, open fireplace with ornate decorative fireguard. Opening and step up to:

##### Kitchen

14'11" x 5'2" (4.55m x 1.58m)

With tiled floor and patio doors to garden. Matching wall and base units with laminate worktops and inset porcelain sink and drainer, integrated electric oven and grill and 'Neff' induction hob, plumbing for washing machine, space for undercounter fridge, window to rear, 2 'velux' windows.

#### FIRST FLOOR

##### Landing

With loft access, window to rear. Doors off to:

##### Cloakroom

With WC, window, heated towel rail.



## Bedroom 1

11' x 9'1" (3.36m x 2.77m)

With sash window to front, radiator, picture rails.

## Bedroom 2

10'5" x 9'3" (3.18m x 2.82m)

With sash window to front, radiator, built-in wardrobes, picture rails.

## Shower Room

With wood laminate flooring, heated towel rail, pedestal hand basin, shower cubicle with thermostatic shower over.

## OUTSIDE

Church Street is positioned within striking distance of Lyme Regis town centre and the seafront, located centrally within the old town. The property is approached on foot via the pavement, pedestrian gate and subsequent steps to the front entrance door, opening to the hallway. The outside space is found exclusively to the rear of the cottage and is accessed from the kitchen, which is slightly tiered with steps leading to a lawned area with mature planted borders enclosed by part stone walling and timber fencing, whilst to the lower level there is a patio seating area.

## MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: B

Tenure: Freehold

This property is a Grade II Listed Building with a Conservation Area. Damp treatment work to the property was carried out in 2009. As the property is in proximity of the Parish Church, there is the potential for Chancel Repair Liability but we understand that insurance policies are available. The drains for Sea Moon Cottage pass under an adjoining property.

## 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)

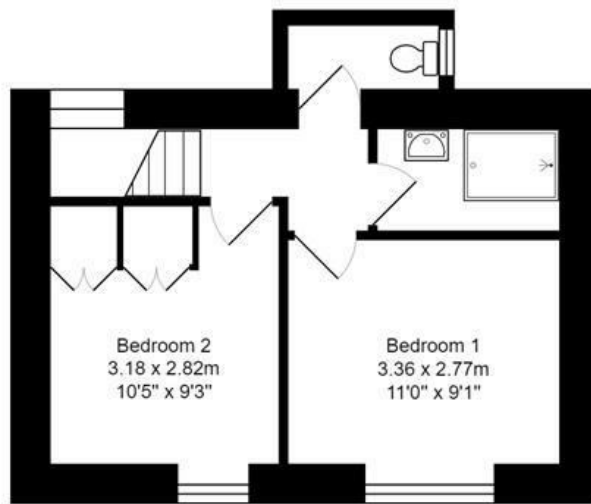
## VIEWING

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

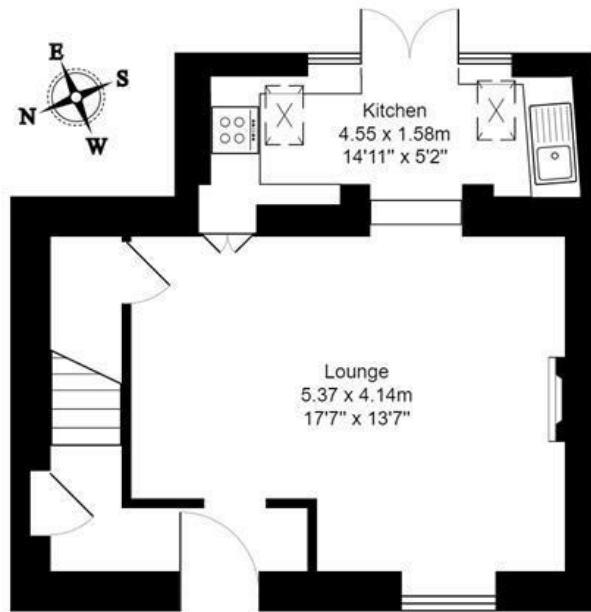
## DIRECTIONS

From our office in Lyme Regis, proceed on foot to the bottom of Broad Street and continuing past the traffic lights, merging into Bridge St and subsequently Church St. Upon passing the church on your right hand side, the property will be found a very short distance after on the right.





First Floor



Ground Floor

Total Area: 65.4 m<sup>2</sup> ... 703 ft<sup>2</sup>  
 Not to scale. Measurements are approximate and for guidance 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:
  - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
  - 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. **S4731**