



A CHARMING GRADE II LISTED MID TERRACED COTTAGE SITUATED WITHIN PICTURESQUE SHERBORNE LANE, WITHIN A SHORT DISTANCE OF THE TOWN CENTRE AND SEAFRONT



10, Sherborne Lane, Lyme Regis, Dorset DT7 3NY  
Guide Price £395,000

- Character Cottage
- Within Easy Distance of Town Centre and Seafront
- Presented In Very Good Condition
- Grade II Listed Building
- Lounge
- Kitchen and Rear Lobby
- Two Bedrooms
- Shower Room
- Pretty Rear Garden

10 Sherborne Lane is a delightful Grade II Listed character cottage, situated within easy walking distance of Lyme Regis town centre and the seafront.

Under the current ownership, the property has been very well cared for and offers well balanced accommodation with two good sized bedrooms, a comfortable lounge, kitchen, and shower room.

The cottage would be ideally suited for a variety of purchasers, and further benefits from a pretty enclosed rear garden, which offers lovely outside space to relax and unwind in during the summer months.

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 part-glazed door to:

##### Lounge

19'4" x 10'7" (5.89m x 3.23m)

With exposed beams, staircase to first floor, radiator, stone fireplace with gas flame fire, TV point, window to front aspect, smoke alarm within dining area.

##### Kitchen

10'5" x 7'7" (3.18m x 2.31m)

With window to rear, radiator, matching wall and base units with laminate worktops and inset stainless steel sink and drainer, tiling to splashbacks, plumbing for washing machine and dishwasher and space for fridge freezer, 'Vaillant' gas boiler, Gas cooker with hob, grill & oven, extractor fan., smoke and carbon monoxide alarms.

Multi-panel glazed door to:

##### Rear Lobby

With part-glazed door to rear garden.



## FIRST FLOOR

### Landing

With smoke alarm and loft access. Doors off to:

### Bedroom 1

16' x 10' (4.88m x 3.05m)

With window to front, radiator, built-in cupboard/wardrobe.

### Bedroom 2

10'1" x 8'7" (3.07m x 2.62m)

With window to rear, radiator, built-in cupboard/wardrobe, linen cupboard.

### Shower Room

With vinyl flooring, obscured window to rear, fully tiled, WC, pedestal hand basin, shower cubicle with thermostatic shower, built-in cupboard, heated ladder style towel rail.



## OUTSIDE

Sherborne Lane is a picturesque narrow lane linking Broad Street with the River Lym and the old town, within easy reach of the town centre and seafront. There is a timber pedestrian gate from Sherborne Lane to a pathway leading to the front entrance for the cottage, with the front garden being mainly laid to a paved area and planted and gravelled borders, with substantial hedge screening the cottage from the lane. There is also a pathway from the front garden leading to a passageway ('Providence Place'), with a timber gate leading to and from the rear garden, which is laid to patio seating areas, with a variety of mature specimen shrubs and plants interspersed throughout. There is a timber shed to the bottom of the garden, with the rear enclosed by part timber fencing and stone walling.



## MATERIAL INFORMATION

Local Authority: Dorset Council

Council Tax Band: C

Tenure: Freehold

We understand that No. 10 owns a portion of the passageway at Providence Place, which leads to properties at the rear of Sherborne Lane, as part of its title. For further information please enquire with our office. This property is a Grade II Listed Building and is situated within a Conservation Area.



## 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

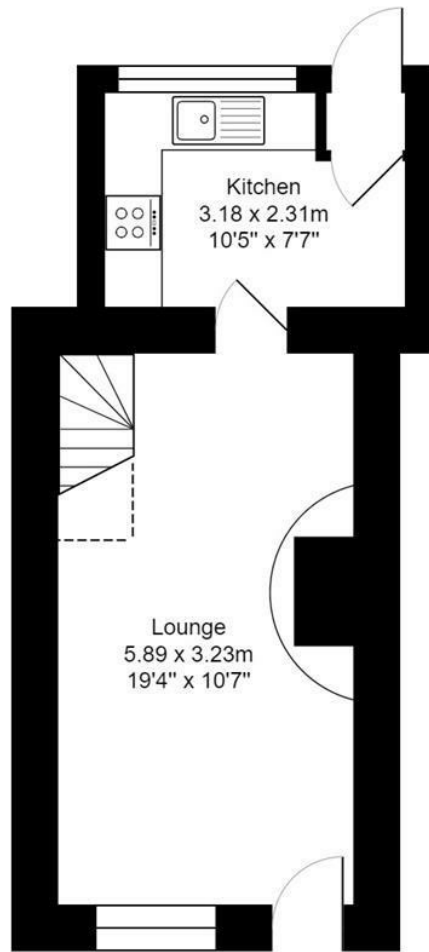
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

## DIRECTIONS

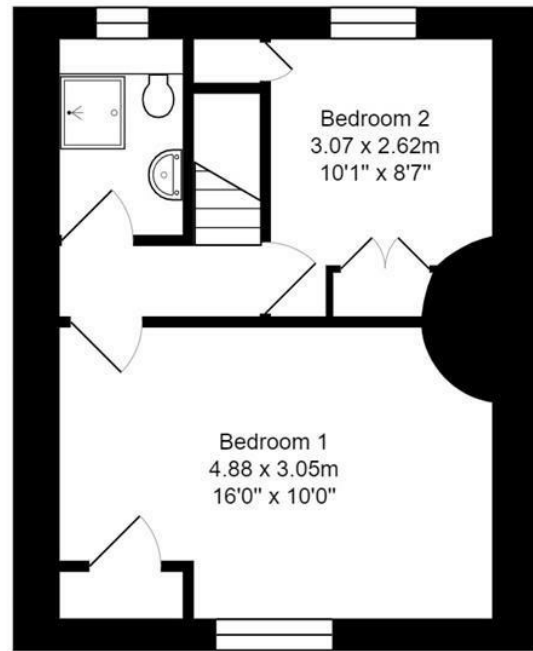
From our office proceed just a few metres up Broad Street and take the



first turning right into Sherborne Lane. No. 10 will be found after a short distance on the left hand side.



Ground Floor



First Floor



Total Area: 55.7 m<sup>2</sup> ... 599 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. **S4723**

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