



Studley, 23, Woodmead Road







Studley, 23, Woodmead Road

Lyme Regis, , DT7 3AD

Cobb and Beaches 0.5 miles. Axminster 5.3 miles. Bridport 10.8 miles.

A delightful detached five/six bedroom family home, ideally situated within easy walking distance of the beach and town amenities, yet tucked away in a quiet residential area of Lyme Regis.

- Impressive Detached Family Home
- Flexible Accommodation
- Productive Garden
- Sea Glimpses
- Freehold
- Five/Six Bedrooms
- Off Road Parking and Garage
- South Facing Wrap Around Gardens
- Useful Cellar Storage
- CTB: F

Guide Price £730,000

Stags Bridport

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THE PROPERTY

Studley is an impressive detached family home, enjoying far-reaching views across the town and towards the Jurassic Coast. The property offers exceptionally versatile accommodation arranged over two floors, with the potential for the upper and lower floors to be used independently, subject to any necessary planning consents.

On entering through the front door, you arrive into a generous entrance hall. Immediately to the right is the principle bedroom, which could equally be utilised as an additional reception room, depending on requirements and enjoys lovely views across the town, together with ample built-in storage and en suite toilet.

Across the hallway is the generous main living room, a bright dual-aspect space benefitting from a gas fireplace and built-in storage. The large family kitchen is also situated on this floor and features a gas-fired AGA, separate electric oven and hob, and an excellent range of wall and floor-mounted units providing ample storage. A further flexible room could be used as either a bedroom or reception room and leads through to the conservatory. This delightful space enjoys views across the rooftops of Lyme Regis and opens onto a private balcony.

The lower floor provides further versatile accommodation, currently arranged to offer a degree of independence from the main living accommodation above. There are two further double bedrooms, a large reception room currently used as a second sitting room, and a separate WC and shower room. The reception room and one of the bedrooms both benefit from doors opening directly onto the garden.

There is also a useful utility/kitchenette area with its own separate access, while one of the bedrooms provides access to the cellar. The cellar offers excellent additional storage and can also be accessed externally.

OUTSIDE

The property enjoys delightful wrap-around gardens, which are predominantly south-facing and make the most of its elevated position. A series of attractive terraces provide several sheltered sun traps, creating ideal spaces for outdoor dining, entertaining and relaxing.

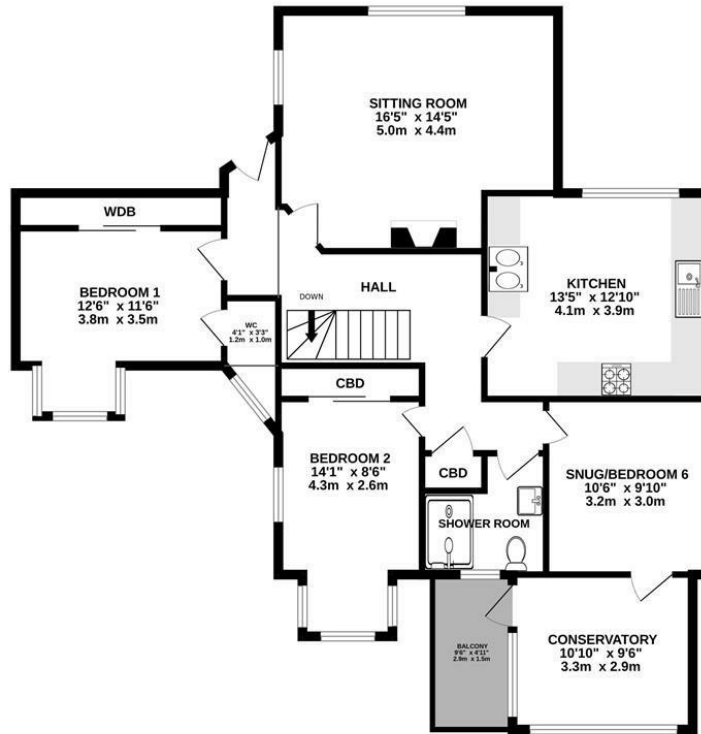
The garden gently leads to a lawned area, bordered by well-stocked beds and complemented by a useful greenhouse. The gardens provide a wonderful private setting in which to enjoy the surrounding views and sunshine.

To the rear, there is off-road parking for two cars, together with a larger than usual single garage, which benefits from electricity.

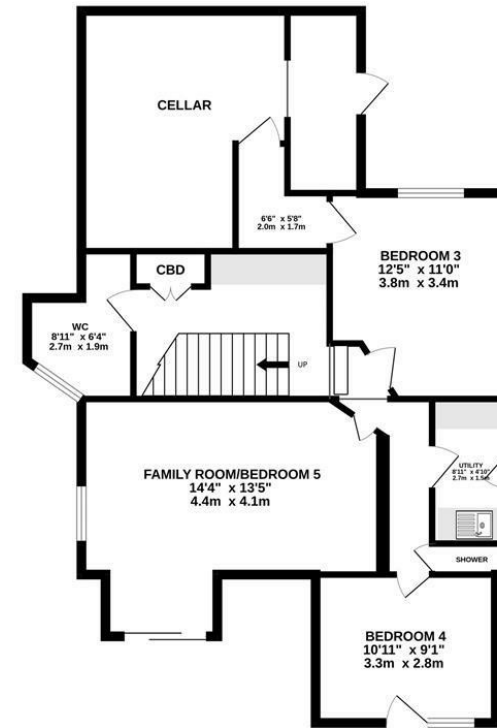




GROUND FLOOR
1094 sq.ft. (101.6 sq.m.) approx.



LOWER FLOOR
925 sq.ft. (86.0 sq.m.) approx.



STUDLEY, 23 WOODMEAD ROAD, LYME REGIS, DT7 3AD

TOTAL FLOOR AREA : 2019 sq.ft. (187.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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