

Symonds
& Sampson

The Woodcraft Shop

Pooles Court, Lyme Regis, Dorset

The Woodcraft Shop

Pooles Court
Lyme Regis
Dorset DT7 3DD

A former woodcraft shop close to the centre and beach at Lyme Regis, offering an exciting opportunity to create a two bedroom dwelling with garage, parking and balcony.



- Near the beach to approximately 320 meters
 - Conversion opportunity
 - Close to town centre
 - Three phase electrics
- Garage and parking for two vehicles
- Planning permission for balcony providing sea glimpses
 - Flexible accommodation

Guide Price **£195,000**

Freehold

Bridport Sales
01308 422092
bridport@symondsandsampson.co.uk



THE PROPERTY

This former woodcraft shop presents an excellent opportunity for renovation and conversion, with potential to create a distinctive residential dwelling in a highly desirable coastal location.

The proposed layout would provide a one/two bedroom home with flexible additional space, the second room would be suitable for use as a home office or second bedroom. Plans also indicate the inclusion of both an en-suite and a separate family bathroom, enhancing practicality and appeal.

A notable feature is the large garage alongside off-road parking, a valuable asset so close to the town centre. The design also incorporates a balcony, offering the opportunity to enjoy the surrounding setting.

The property benefits from three phase electrics, providing scope for the installation of eco-friendly features such as solar panelling and electric vehicle charging. Three phase electrics, bat survey and CIL exempt.

OUTSIDE

The property includes off-road parking and a substantial garage, with further potential to enhance the external space as part of the conversion.

SITUATION

A short walk will take you into the centre of Lyme Regis, a picturesque town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops and a number of restaurants and hotels, together with various museums. Moments from the high street is the charming award winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby.

DIRECTIONS

What3words:///kidney.sports.fermented



SERVICES

Mains water, electricity and drainage. No heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: E

LOCAL AUTHORITY

Dorset Council - 01305 251010

Tax Band: B

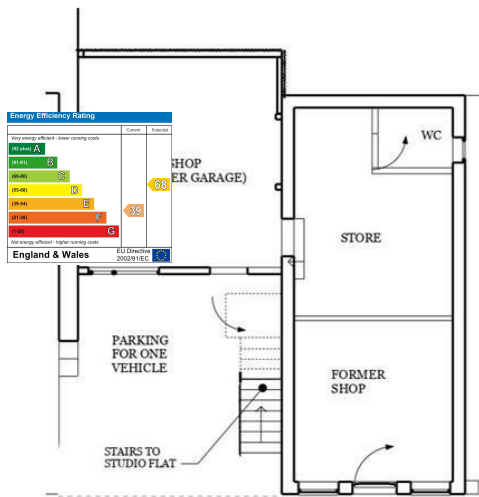
MATERIAL INFORMATION

Agents note - it should be noted that there is asbestos within the garage, hard asbestos is located in the roof.

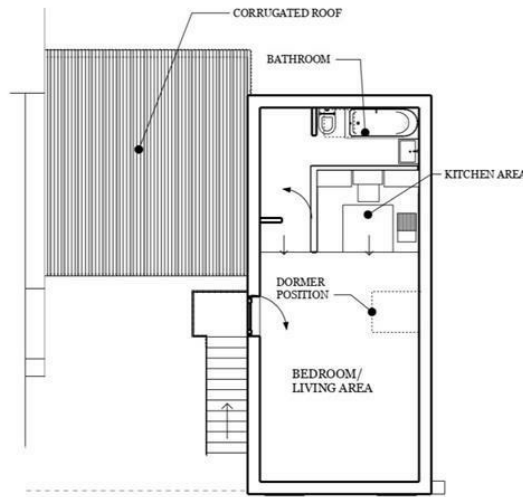
Planning permission number P/FUL/2024 07270

Property has an exemption because it is not inhabitable.

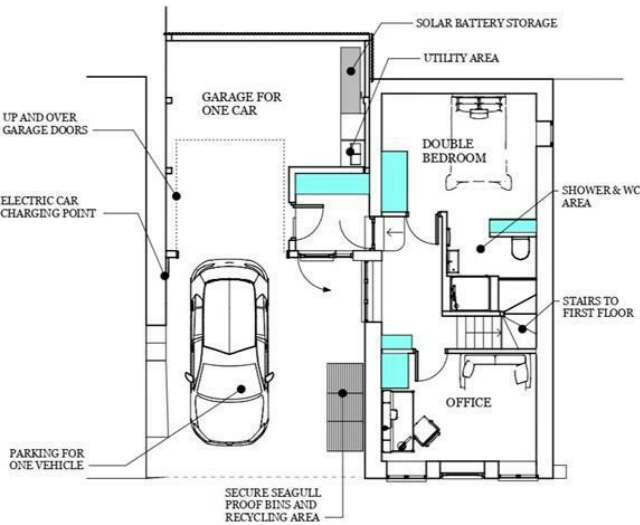




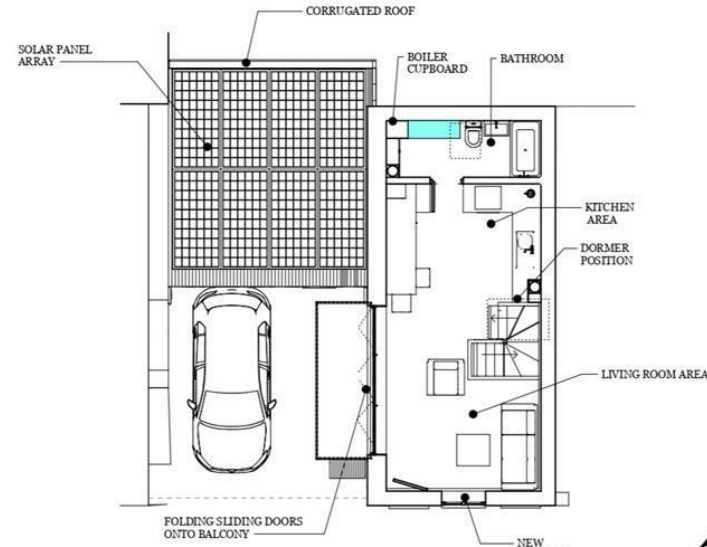
6 EXISTING GROUND FLOOR PLAN
B4 1:200



7 EXISTING FIRST FLOOR PLAN
B4 1:200



8 PROPOSED GROUND FLOOR PLAN
B4 1:200



9 PROPOSED FIRST FLOOR PLAN
B4 1:200



Office/Neg/Date



01308 422092

bridport@symondsandsampson.co.uk
Symonds & Sampson LLP
23, South Street,
Bridport, Dorset DT6 3NU



Important Notice: Symonds & Sampson LLP and their clients give notice that they have no authority to make or give any representations or warranties regarding the property. These particulars do not form part of any offer or contract and must not be relied upon as statements of fact. Some descriptions and images may have been AI-assisted; while reviewed for accuracy, interested parties should verify key details through inspection or by contacting our agents.

All measurements and distances are approximate. Text, photographs, and plans are for guidance only and may not be comprehensive. It should not be assumed that the property has all necessary planning or regulatory consents, and no services, equipment, or facilities have been tested. No investigations have been made into pollution or contamination; purchasers must make their own enquiries. The property is sold subject to all existing wayleaves, easements, and rights of way (public or private), whether mentioned or not. Vendors are not required to define such rights.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT