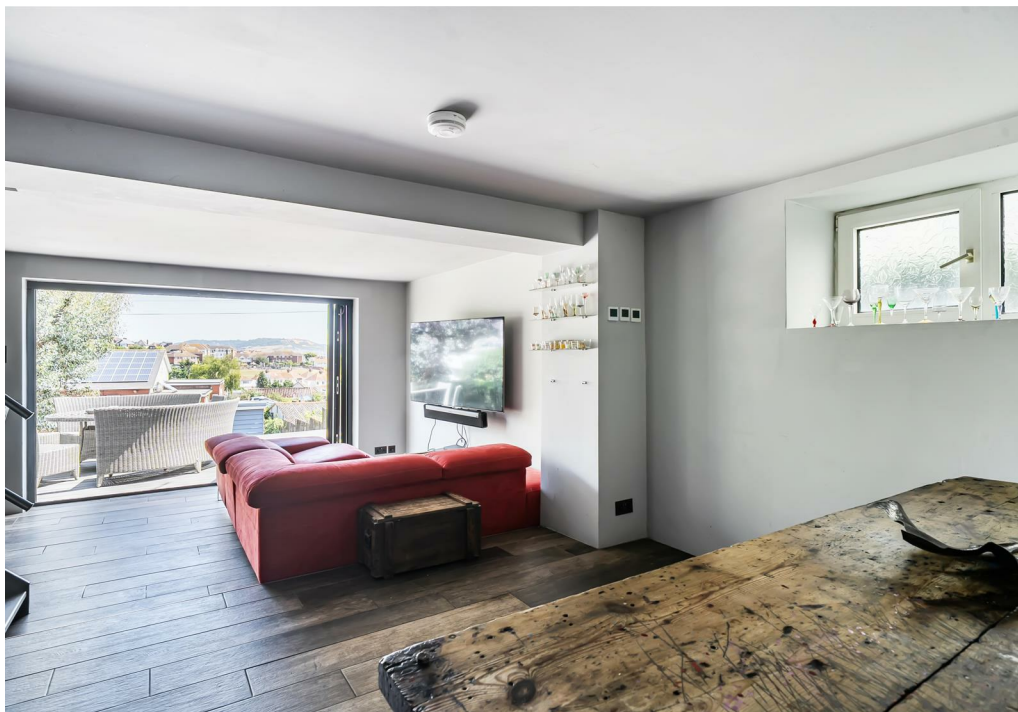




Clovelly, View Road







Clovelly, View Road

Lyme Regis, , DT7 3AA

0.3 miles to Seafront/Cobb. Axminster 5.3 miles. Bridport 11 miles.

An impressive detached seven-bedroom family residence enjoying stunning sea views, with the added opportunity to operate as a successful guest house.

- Seven-Bedroom Residence
- Detached Family Home
- Currently Operated as a Successful Guest House
- Off Street Parking for Four Cars
- Studio Outbuilding
- Stunning Sea Views
- Over 2000 sq ft of Flexible Accommodation
- Large Terraced Seating Area
- Freehold
- EPC: D

Guide Price £850,000

Stags Bridport

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THE PROPERTY

This impressive detached seven-bedroom residence is currently operating as a successful guest house with dedicated owner's accommodation, while also offering the flexibility to be enjoyed as a substantial family home. Furthermore, there is potential to further develop and expand the existing business, subject to any necessary consents.

Upon entering, you are welcomed by an attractive and spacious reception hall, from which several versatile rooms can be accessed. To one side is Bedroom 4, benefitting from its own external entrance and access to a dressing room and shower room. This in turn leads through to an additional reception room, currently arranged as a bedroom, enjoying stunning sea views. On the opposite side of the hall is a further reception room, currently used as a living room but could be a further bedroom. Featuring double doors opening onto the outside, this flexible space could readily serve as either additional living accommodation or a bedroom. This room leads through to Bedroom 5, which also enjoys independent access from the hallway.

The upper floor provides three well-presented double bedrooms, each benefitting from its own en-suite shower room. Also located on this level is a spacious reception room, currently serving as the guest house breakfast room.

The lower ground floor forms the heart of the home, with a superb open-plan kitchen and living area enjoying breathtaking sea views and direct access to a terraced seating area, perfectly positioned to take advantage of the exceptional coastal setting. A further shower room is also located on this floor. Each room downstairs is equipped with a fantastic underfloor heating system.

OUTSIDE

Externally, the property benefits from a generous terraced seating area adjoining the main kitchen, creating the perfect space for outdoor dining, entertaining and enjoying the stunning coastal outlook. The gardens are predominantly laid to lawn and gently slope away from the house, providing an attractive and private setting.

At the foot of the garden is a detached studio with power connected, offering a versatile space suitable for use as a home office, artist's studio, gym or potential additional accommodation, subject to any necessary consents.

Parking for four vehicles is located at the lower end of the garden and is accessed via the Woodmead car park.





SITUATION

View Road is a highly sought-after residential address in the heart of Lyme Regis, conveniently situated within easy walking distance of the town centre, seafront and beaches. Lyme Regis is a picturesque and historic coastal town, renowned for its iconic Cobb Harbour, stunning coastline and beautiful beaches. Set within the Jurassic Coast World Heritage Site and surrounded by the Dorset Area of Outstanding Natural Beauty, the town offers an exceptional lifestyle destination. Lyme Regis enjoys a thriving community and benefits from an excellent range of independent shops, restaurants, business and leisure facilities. The property is also within easy reach of the highly regarded Woodroffe School, renowned for its strong academic reputation and excellent educational standards.

SERVICES

Mains electricity. Mains drainage. Mains gas. Mains water. Gas Fired Central Heating
Broadband - Standard up to 17Mbps, Superfast up to 71Mbps

Mobile phone service providers available are EE, O2, Vodafone Three for voice and data services inside and outside.

(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWING

Strictly by appointment through Stags Bridport.

AGENTS NOTE

The parking is accessed via the service road leading along to the rear of the property before reaching Woodmead car park. There is an annual charge to the council for the service road. Please speak to the agent for further details.

DIRECTIONS

From Bridport take the A35 heading Westwards. Follow the road until you reach the Charmouth Roundabout and then take the 2nd exit heading towards Lyme Regis. After just over 2 miles, turn right on Anning Road, then left onto Woodmead Road. Take the left onto View Road and the property is on the left-hand side.

What3Words: ///speak.slack.scramble

Approximate Area = 2225 sq ft / 206.7 sq m

Outbuilding = 211 sq ft / 19.6 sq m

Total = 2436 sq ft / 226.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1494692



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

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	66	77
EU Directive 2002/91/EC		



