



Symonds
& Sampson

Broadway House

Silver Street, Lyme Regis, Dorset

Broadway House

Silver Street
Lyme Regis
Dorset DT7 3HR

An elegant grade II listed Georgian townhouse occupying a prime position in the heart of Lyme Regis, commanding exceptional views across the Jurassic coastline and surrounding town. Sympathetically modernised, Broadway House offers beautifully proportioned accommodation and period features arranged over three floors and is offered for sale with no onward chain.



- Beautiful georgian townhouse
- Fine architecture & features
 - Tastefully modernised
 - Impressive room sizes
 - Outstanding views
 - Three double bedrooms
 - Three bathrooms
 - Walled courtyard garden
 - No onward chain

Guide Price **£795,000**

Freehold

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THE PROPERTY

Broadway house is an iconic Grade II listed townhouse set in the heart of Lyme Regis. The property features classic Georgian architecture and is constructed of rendered stone elevations under a traditional slate roof. Internally the house retains many period features including sash windows with shutters, original period fireplaces, panelled doors, a historic portico and decorative mouldings. The impressive proportions coupled with many dual aspect rooms and high ceilings allows for plenty of natural light along with fine views over Lyme Bay and the surrounding town.

The property has an interesting history. Built in the late eighteenth century, Broadway House became a longstanding location for several tradesmen before becoming a guest house from the late 1930's through to the 1970's. The house was then divided into two private residences (Broadway House and Broadway Cottage). In recent times the property has been sympathetically refurbished with modern fixtures and fittings, renewed heating system, updated electrics, and internal and external decoration.





ACCOMMODATION

From Pound Street steps lead up to a paved area with mature shrubs, providing privacy screening along with ornate railings and front door with the original decorative portico designed by architect James Whistler. On entering the property, you are greeted with the feeling of space where the accommodation follows a traditional Georgian arrangement showcasing symmetry and generous proportions. The kitchen/dining room has been fitted with a bespoke handmade kitchen with marble work surfacing and integrated appliances. There is an attached dual aspect room providing further storage and pleasant viewing area. On the opposite side of the entrance hallway is a large utility/wet room which has been finished to the same standard of specification

and includes a shower room. The utility room has potential to be used as a fourth bedroom. To the rear of the house a lavish, semi circular staircase with original walnut handrail leads to all floors. Access to the cellar is provided by a trapdoor. The first floor enjoys magnificent views to the Jurassic coast and across town. The graceful main reception room features an original ornate fireplace with woodburning stove, high ceilings and original mouldings. There is a small reading room attached. Adjacent is the first floor double bedroom with original decorative fireplace. On the second floor are two further double bedrooms and a large family bathroom with walk in shower. The large master bedroom has original exposed oak floorboards, its own en suite bathroom and has outstanding views over the coast and the town.

OUTSIDE

Set beside the kitchen and accessed via double doors is a delightful west-facing walled courtyard garden which is paved with raised border and gated rear access to Pound Street and across to Langmoor Gardens.

SITUATION

Broadway House occupies a high profile position at the top of Broad Street, in the heart of the town centre and within easy reach of the seafront and promenade. Langmoor Gardens is virtually opposite, providing a very pleasant shortcut down to the beaches. Lyme Regis is a most popular and picturesque coastal 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, convenience stores and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. Primary & secondary schooling in Lyme Regis with the renowned Colyton Grammar School located 8 miles to the west. The nearby market town of Axminster (5 miles) offers a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3Words
///mothering.revolts.line

SERVICES

All mains services connected.
Broadband : Superfast available
Mobile Network Coverage : There is mobile coverage in the area, please refer to Ofcom's website for more details.
Source - Ofcom.org.uk

LOCAL AUTHORITY

West Dorset Council
Tel : 01305 221000
Council Tax Band F

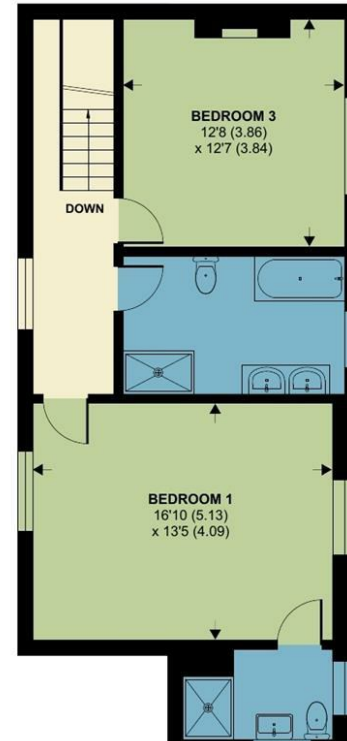
MATERIAL INFORMATION

The area around the property is at low risk from flooding from rivers and seas, and surface water. Please note that the property does not have any associated parking. Overnight parking is by permit (annual/daily/holiday) at the nearby Holmbush carpark.

Silver Street, Lyme Regis

Approximate Area = 2039 sq ft / 189.4 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). © nctechcom 2026. Produced for Symonds & Sampson. REF: 1454534



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