



Symonds
& Sampson

Applecross

Pound Road, Lyme Regis, Dorset

Applecross

Pound Road
Lyme Regis
Dorset DT7 3HX

A charming coastal 1950s dormer bungalow set within large, mature gardens overlooking Lyme Bay in need of updating. Gardens & grounds in total 0.6 acre (0.24 ha)



- Stunning elevated coastal views
- Panoramic outlook towards Lyme Bay
- Large, mature and private gardens
- Gardens & grounds in total 0.6 acre (0.24 ha)
 - Great potential for modernisation
 - Extensive double glazing
 - Gas fired central heating
 - Two single garages
 - Close to town
 - No onward chain

Guide Price **£850,000**

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Occupying an enviable elevated position, this individual residence offers a rare combination of space, privacy, and breath-taking coastal views. Set within generous, mature gardens in the region of 0.6 of an acre, Applecross enjoys an outlook that is quite simply one of its defining features. From the house and gardens, the eye is drawn across the rooftops towards the sweeping expanse of Lyme Bay, with the dramatic Jurassic Coast providing a spectacular backdrop. Built in the 1950s, the bungalow retains the charm and proportions of its era while offering an exciting opportunity for a new owner to make it their own. Large windows bring the outside in, creating bright and welcoming living spaces where the changing coastal light can be enjoyed throughout the day. Whether looking for a permanent home, a coastal retreat or a property with potential to personalise, rarely does a property with these qualities come to the open market.

ACCOMMODATION

Applecross is a generously proportioned dormer bungalow, offering versatile accommodation arranged over two floors and enjoying an enviable coastal setting with the majority of the rooms enjoying a coastal view. The property is approached through a spacious entrance hallway, creating a welcoming first impression and providing access to the principal rooms on the ground floor. To the rear of the property are two particularly attractive reception rooms. The living room and dining room enjoy a pleasant rear aspect, providing generous spaces for both relaxing and entertaining and making the most of the property's wonderful outlook. The kitchen offers a good range of fitted cupboards and work surfaces, together with the useful addition of a pantry and store, providing excellent practical storage. Also situated on the ground floor is a large principal bedroom with fitted wardrobes and the convenience of its own en-suite bathroom. The garden room is also accessed via the master bedroom. The staircase rises to a halfway landing, where the family bathroom is conveniently located. From here, three further bedrooms are arranged across the first floor, providing excellent flexibility for family living, guests, hobbies or home working.





OUTSIDE

Approached via a sweeping driveway, the property is set within beautifully established gardens extending to all four sides. The driveway leads to a substantial parking and turning area, providing ample space for several vehicles along with access to the twin garages. The gardens offer a rare combination of space and privacy, where established planting and well-maintained hedging provide excellent screening and create a peaceful, secluded atmosphere despite the property being located so close to the town. A raised terrace takes full advantage of the property's elevated position, offering a superb vantage point from

which to sit and admire the sweeping views across Lyme Bay. It provides an ideal setting for outdoor dining, morning coffee or simply watching the ever-changing coastal scenery. The grounds also benefit from a range of useful sheds and an undercroft providing excellent storage for gardening equipment, tools and outdoor belongings. Along the rear boundary there is gated access onto Pound Street.

SITUATION

Applecross occupies a prime location along Pound Street, close to the heart of the town centre and within easy reach of the seafront and promenade. Langmoor Gardens is a

short walk away and provides 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
 ///begun.gratitude.plastic

SERVICES

Mains electric, gas, water and drainage.
 Superfast broadband and mobile network coverage available in the area. See Ofcom's website for more details.

LOCAL AUTHORITY

West Dorset Council
 Tel : 01305 221000
 Council Tax Band: F

MATERIAL INFORMATION

- 1.) The area around the property is at a very low risk from flooding from rivers, seas and surface water.
- 2.) There is a covenant relating to additional development within the grounds.
- 3.) Please note that Rustlings has a full right of access over the top of the driveway to their property.
- 4.) Some of the trees within the grounds are subject to a Tree Preservation Order



Energy Efficiency Rating		
Energy efficiency class	Current	Target
A		
B		
C		
D		
E		
F		
G		
England & Wales		

Applecross, Pound Road, Lyme Regis

Approximate Area = 1853 sq ft / 172.1 sq m

Limited Use Area(s) = 46 sq ft / 4.2 sq m

Garages = 284 sq ft / 26.3 sq m

Total = 2183 sq ft / 202.6 sq m

For identification only - Not to scale



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01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



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