



Lyme Townhouse







Lyme Townhouse 8 Pound Street

Lyme Regis, Dorset, DT7 3HZ

Heart of the Town Centre.

A very successful guest house occupying a prime position in the centre of the highly sought after historic coastal resort of Lyme Regis

- Attractive period house
- 7 Letting bedrooms, all with en-suite facilities
- Many character features
- Town, country and sea views
- High profile position
- Successful well established B & B business
- Well appointed throughout
- Home and income/investment opportunity
- Parking and courtyard garden
- Freehold. Business Rates £16,500 (not actual rate payable)

Guide Price £895,000

Stags Bridport

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THE PROPERTY

Lyme Townhouse is a fine and substantial attached Georgian town house, understood to date back to the early 19th century and Grade II Listed, of architectural or historic importance. The house contains a number of original features, typical of its age and type, including high ceilings, sash windows, bay windows, ornate cornices, ornate fireplaces and picture rails. Under the current ownership since 2013, the property has been subject to extensive and sympathetic refurbishment, all to a very high standard.

The house is very well appointed throughout with a whole number of stylish features.

The property also features a south-facing courtyard and off-road parking (a rarity and highly prized in the town centre).

THE BUSINESS

It has been long established as a guest house/bed and breakfast business for over 20 years. It is open all year and enjoys a very high occupancy rate.

The guest house is very popular for both weekend and mid-week breaks. There is an online booking system and also available through booking.com (rated a very high 9).

The business achieves a very good revenue with excellent potential to increase further.

The property is being sold as a going concern, including the comprehensive quality contents and with the benefit of excellent ongoing future bookings and repeat business.

Lyme Townhouse represents an excellent and rare home and income or investment opportunity.





OUTSIDE

A driveway leads around to the side of the neighbouring property and the rear of Lyme Townhouse. There are two private parking spaces.

Small courtyard garden, which is south-facing and enjoys sea glimpses. Summerhouse.

SITUATION

Lyme Townhouse occupies a high profile trading position in the heart of the town centre and within easy reach of the seafront and promenade. Langmoor Gardens is very nearby, providing a very pleasant shortcut down to the beaches, the harbour and the Cobb. Lyme Regis is a picturesque and historic coastal town, famous for the Cobb and harbour. The town retains numerous historic buildings and offers excellent shopping, business and leisure facilities. It is situated on the renowned World Heritage coast, known as the Jurassic Coast and the immediate locality is designated as being an Area of Outstanding Natural Beauty (AONB). Lyme Regis has a thriving community with theatre plus sailing and boating activities. At nearby Axminster there is a mainline rail service to London. The historic market town of Bridport is only about 20 minutes' drive.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 17Mbps and Superfast up to 56Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone 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).

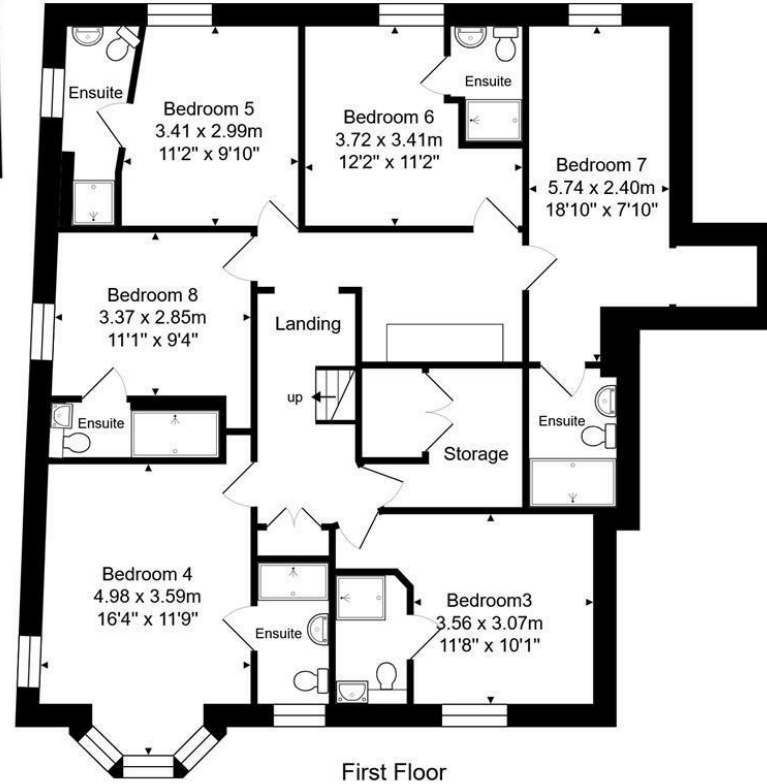
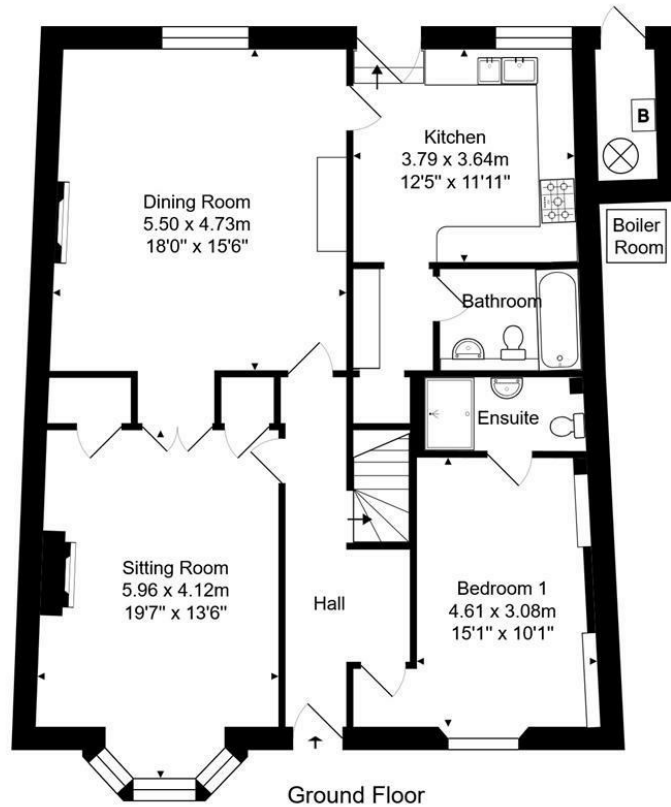
VIEWINGS

Strictly by appointment with Stags Bridport. (Due to being a fully operational business, viewings are only available between 12-1pm).

DIRECTIONS

From the town centre/top of Broad Street, go up the hill onto Pound Street. On passing the Alexandra Hotel, Lyme Townhouse will be seen shortly on the left.

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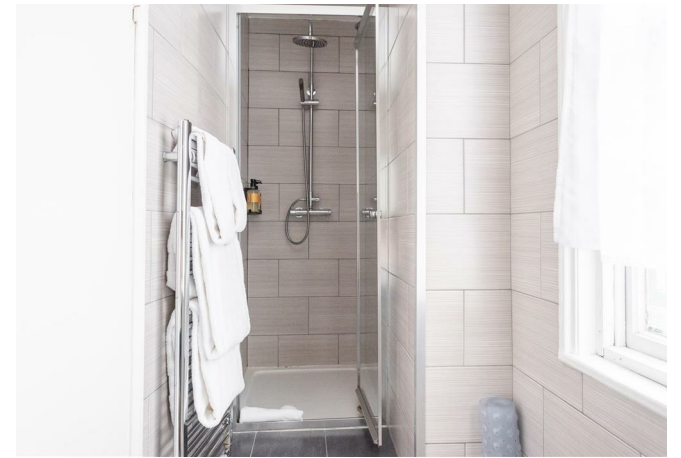


Total Area: 228.6 m² ... 2460 ft²

Not to scale. Measurements are approximate and for guidance only.



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.





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