



Symonds  
& Sampson

Selcroft

Woodmead Road, Lyme Regis, Dorset

# Selcroft

Woodmead Road

Lyme Regis

Dorset DT7 3LJ

An exceptional detached bungalow occupying a wonderful position with views over Lyme Bay and beautiful landscaped gardens. No onward chain.



- Outstanding location
- Far reaching views
- Flexible accommodation
  - Large roof space
  - Attractive gardens
  - Plentiful parking
  - Detached garage
  - No onward chain

Guide Price **£750,000**

Freehold

Axminster Sales  
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## THE PROPERTY

Selcroft is a much loved family home, offered to the market for the first time in close to 40 years. Rarely does a bungalow of this size become available on the open market in Lyme Regis. The property is built of traditional construction and enjoys a mainly level plot just off Woodmead Road. We believe that the dwelling sits on the former tennis courts of Springfield Cottage and was built sometime during the 1960's. The current En-suite was added at a later date to the already spacious accommodation. Despite being well very maintained the property is in need of some general updating and could offer potential buyers with a great opportunity to create a unique 'grand design' in this much favoured residential street.

## ACCOMMODATION

Selcroft follows a traditional arrangement where a central hallway with parquet flooring provides access to most rooms. The sleeping accommodation sits to the northern elevation where you will find four good size bedrooms, two with en-suite facilities and a family bathroom with separate WC. To the left of the entrance is a lovely open plan living area which incorporates the main sitting room and opens up into the kitchen with a wide variety of wood effect units, space for appliances and space for a dining table. The double glazed garden room provides an additional reception space with delightful views over the gardens.

## OUTSIDE

The gardens and grounds of Selcroft is one of the main selling points to this property. A gated entrance from Woodmead Road leads to a generous parking and turning area as well as the detached garage and low stone walling to the northern boundary. Pathways lead around the bungalow where the gardens open up to a level lawned garden and large paved seating area. The gardens have been beautifully landscaped and are well stocked with a wide variety of mature shrubs, specimen trees, apple and plum trees and perennials. They are an absolute joy over spring and summer with an endless supply of colour and interest. Beyond the formal lawn there is a greenhouse (currently unglazed) and space for a small vegetable garden. From the patio steps lead up to a second tier of garden where you can make the very most of the view. Outside water and lighting.





## SITUATION

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 6 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  
///crop.straying.croak

## SERVICES

All mains services connected.  
Ultrafast broadband and mobile network coverage are available.  
Please refer to Ofcom's website.

## LOCAL AUTHORITY

Dorset Council

Tel : 01305 221000  
Council Tax Band E

## MATERIAL INFORMATION

The area around the property is at very low risk of flooding from both surface water and rivers & seas.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# Selcroft, Woodmead Road, Lyme Regis

Approximate Area = 1514 sq ft / 140.6 sq m  
 Garage = 197 sq ft / 18.3 sq m  
 Outbuilding = 11 sq ft / 1 sq m  
 Total = 1722 sq ft / 159.9 sq m  
 For identification only - Not to scale



GROUND FLOOR

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: 1421267



Axm/RIS/20.3.26



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