



The Old Orchard







The Old Orchard, Colway Lane

Lyme Regis, DT7 3BD

Town Centre/Seafront and Cobb 0.8 mile.

A very attractive and well appointed individual detached residence enjoying country views and sea glimpses in a private and peaceful setting, just 15 minutes' walk of Lyme Regis town centre.

- Impressive individual well appointed home
- Very spacious 1511sqft
- Lovely country views and sea glimpses
- 4 Bedrooms, 2 bathrooms
- 1 Reception, kitchen/dining room with balcony
- Attractive gardens
- Double garage, orangery and good parking
- Peaceful tucked away setting
- Easy reach of town centre and beaches
- Freehold. Council Tax Band E

Guide Price £735,000

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THE PROPERTY

The Old Orchard is an attractive, spacious and well appointed, individual detached residence, enjoying views over the Wood Valley and sea glimpses, in a private and peaceful setting, yet within just 15 minutes' walk of Lyme Regis town centre and the seafront. It was traditionally built in the 1980s, having reconstituted stone-faced elevations and, under the current ownership since 2022, it has been subject to extensive improvement and upgrading to a very high standard.

The house is well appointed with many excellent amenities including gas-fired central heating, tiled fireplace with wood burner, plus underfloor heating to the kitchen/dining room, woodgrain style uPVC sealed unit windows/doors, quality bespoke German Kessebohmer kitchen with extensive quartz worktops/breakfast bar and quality Neff appliances with twin ovens, large induction hob and cooker hood, slate flooring to the kitchen/dining room, two quality wet rooms (the largest featuring freestanding roll top bath and Jack and Jill doors to the principal bedroom), neutral quality fitted carpets and remote control garage door. high quality, durable, sisal looking flooring from the unnatural flooring company and remote

The accommodation is well presented and spacious, extending to around 1511sqft. All of the principal rooms face west, enjoying the wonderful views over Lyme Regis, Wood Valley and down to the sea.

The accommodation extends to:

Ground floor - Reception hall, bedroom 4/study, living room, utility/WC, through kitchen/dining room with patio doors to balcony.

First floor - Landing, principal bedroom with interconnecting door to bathroom/wet room, two further double bedrooms, second wet room.

The property also benefits from extensive recent landscaping works to create attractive gardens together with good off-road parking, integral double garage and orangery.

OUTSIDE

The house is approached over a private and no-through lane and is set well back with a large tarmac driveway with parking area leading to the integral double garage and adjoining orangery.

The gardens are a further feature, being attractively laid out and landscaped with timber decking, paved pathways, gravelled areas, raised beds and vegetable patch plus terracing. There is also a greenhouse and shed.

At the rear is a pedestrian gate onto Talbot Road.





SITUATION

The Old Orchard enjoys a very peaceful and tucked away position, just off Colway Lane, a sought after and well established residential area on the northeast side of the picturesque coastal town of Lyme Regis. The town centre and esplanade are within only about 15 minutes' walk. Lyme Regis is a historic coastal town offering a wide range of shopping and leisure facilities including sailing, diving, fishing, golf and bowling. The town also has a theatre and is well served by several medical and dental practices, excellent local schools and is within easy reach of the renowned Colyton Grammer School. To the north is the market town of Axminster with mainline station on the Waterloo line. Lyme Regis golf course is within only about 10 minutes' walk.

SERVICES

All mains services. Gas-fired central heating (electric underfloor heating to the kitchen/dining room).

Broadband - Standard up to 15Mbps and Superfast up to 69Mbps.

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

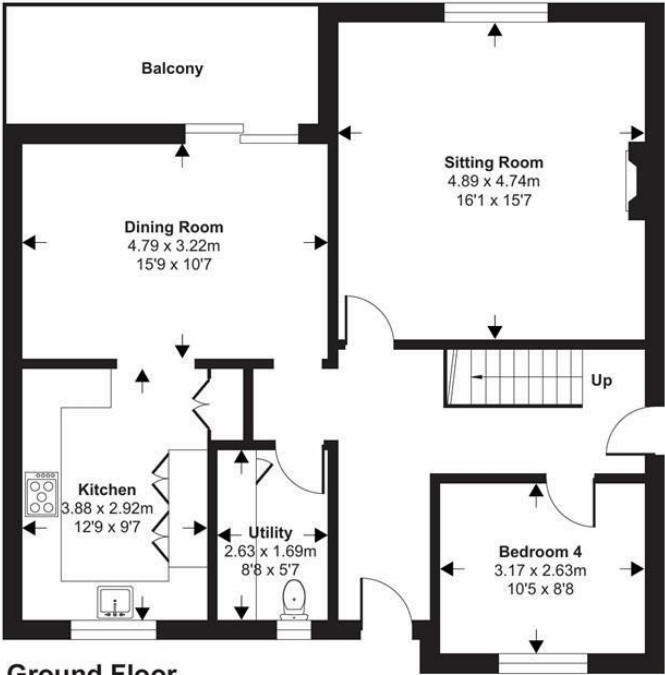
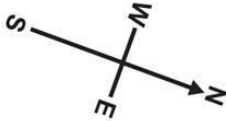
DIRECTIONS

From Bridport follow the A35 west and at the Charmouth roundabout take the 2nd exit towards Lyme Regis. Follow this road down into the town and turn right on Pine Ridge, then bear left into Colway Lane. After about 0.2 mile and just past the turning on the right to Talbot Road, take the next right. The Old Orchard is seen towards the end on the right.

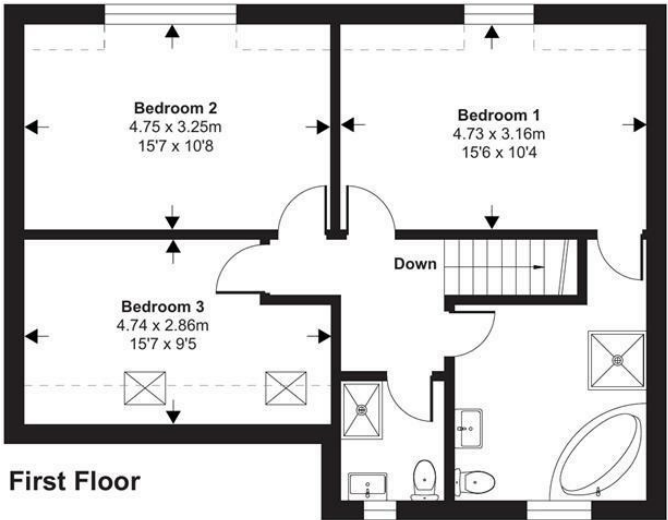
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Approximate Area = 1511 sq ft / 140.3 sq m
Limited Use Area(s) = 60 sq ft / 5.5 sq m
Garage = 254 sq ft / 23.5 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 1901 sq ft / 176.3 sq m

For identification only - Not to scale

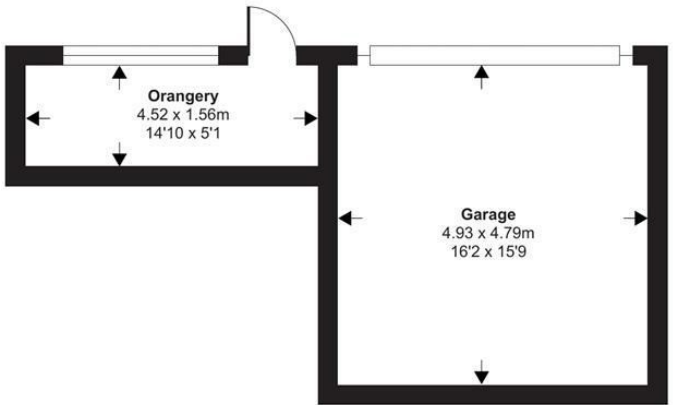


Ground Floor



First Floor

Denotes restricted head height



Garage / Outbuilding



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1488825



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	77	81
EU Directive 2002/91/EC		



