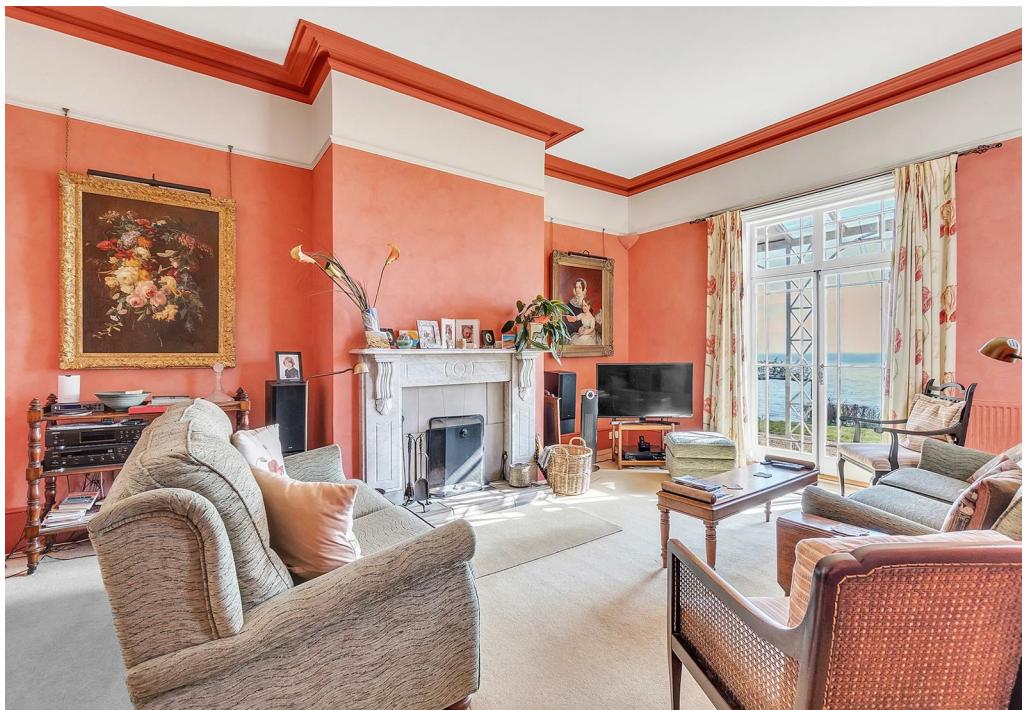




Holme Craig, Cobb Road







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Lyme Regis, Dorset, DT7 3JX

Lyme Regis Beach: 0.3 miles Axminster: 6 miles Honiton: 15 miles

A charming, period, Grade II Listed Victorian residence, set amidst beautiful gardens, offering captivating views over the historic harbour.

- Seven Bedrooms
- Two Receptions Rooms
- Kitchen/Breakfast Room
- Gardens and Outbuildings
- Council Tax Band G
- Three Bathrooms
- Games Room
- Panoramic Sea Views
- Freehold

Guide Price £2,100,000

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SITUATION

Located in an enviable position just a stone's throw from the water's edge and harbour in this historic coastal town, this beautiful home boasts stunning panoramic views of the Lyme Bay cliffs, stretching past Golden Cap and along Chesil Beach towards Portland.

Lyme Regis, a renowned historic coastal town on the picturesque Jurassic Coast, is celebrated for its iconic Cobb. This charming town offers excellent shopping, business, and leisure amenities, along with both primary and secondary schools. The surrounding area is designated as a National Landscape (formerly AONB), providing easy access to the countryside and the South West Coast Path. Additionally, the nearby market town of Axminster offers convenient mainline rail services to London Waterloo.

DESCRIPTION

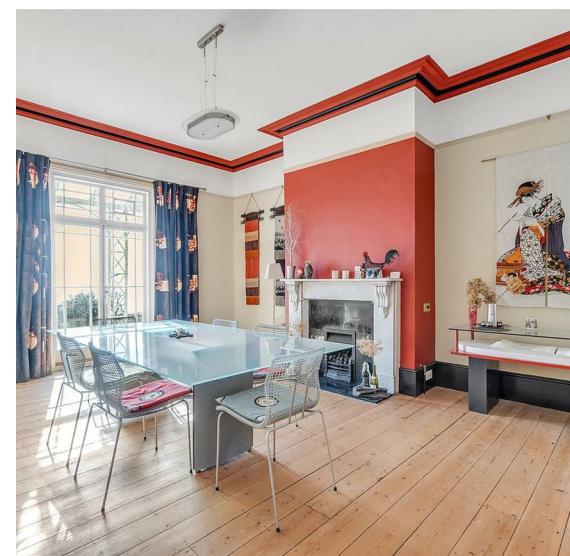
Holme Craig, meaning "Island of Rock" is a stunning and substantial Grade II Listed Victorian residence dating back to the 1880s, beautifully blending timeless character with modern design. Nestled on a picturesque site, the property is constructed from timber and adorned with a striking external covering of hanging slate beneath a traditional slate roof, offering a perfect balance of heritage and craftsmanship.

Stepping inside, you'll be greeted by high ceilings throughout, with ornate covings and architraves that echo the elegance of the Victorian era. In 1999, the property underwent architectural redesign by the current owner and his late wife assisted by a local architect, seamlessly merging classic charm with contemporary style of the time.

The expansive accommodation comprises a welcoming kitchen/breakfast room, complete with a gas effect log burner and stripped wood flooring, creating a warm and inviting atmosphere. Adjacent to this, the dining room also features a gas effect log burner and the same exquisite flooring, while the sitting room, with its open fire, offers a cosy and tranquil retreat. All of these rooms benefit from elegant double doors that open directly into the garden, allowing you to savour breathtaking views of the historic harbour, the majestic Golden Cap, and the distant Portland Bill.

Adding to the allure is the unique Games Room, a vibrant space that evokes the feeling of the outdoors with its captivating wall paintings and an atrium skylight that floods the room with natural light, creating a seamless connection with nature. This room comes fully equipped with a billiards table and a table tennis top, offering the perfect combination of leisure and entertainment.

For those seeking flexible living spaces, the ground floor offers a versatile seventh bedroom, ideal for use as a guest suite or even a potential holiday let. This bedroom features a built-in wardrobe, dressing area, and an ensuite wetroom, along with private access to the rear of the property. The ground floor also benefits from a convenient utility room and two cloakrooms, ensuring both comfort and practicality.





Upstairs, a galleried landing bathed in natural light from the atrium skylight leads to six spacious bedrooms, including the master suite, which boasts a dedicated dressing area and an indulgent ensuite bathroom with a separate shower unit. A further family bathroom and a separate cloakroom serve the remaining bedrooms.

Holme Craig presents a rare opportunity to own a piece of Victorian elegance, perfectly complemented by spectacular views. Whether for family living, hosting guests, or potential rental opportunities, this exceptional home offers both beauty and versatility at every turn.

THE OLD COACH HOUSE AND OUTBUILDINGS

The Old Coach House and Stable, once serving as a carriage house, is now used as a garage, log store, and additional storage rooms, offering plenty of versatile space for practical needs.

GARDENS AND OUTSIDE

There is parking alongside the Old Coach House and Stable and additional driveway to the far side of the property providing plenty of parking for more vehicles.

To the south, a beautiful Victorian Veranda offers a serene undercover seating area, perfect for relaxing while soaking in the breathtaking views. At the edge of the boundary, a picturesque gazebo provides an idyllic vantage point, capturing stunning sea views and the dramatic beauty of the Jurassic coastline.

The grounds are primarily laid mainly to lawn, bordered by mature shrubs and flower beds, with a pathway meandering through a collection of specialty snowdrops and heathers on the gently sloping area. This leads to a pedestrian gate, providing convenient access to Cobb Road.

SERVICES

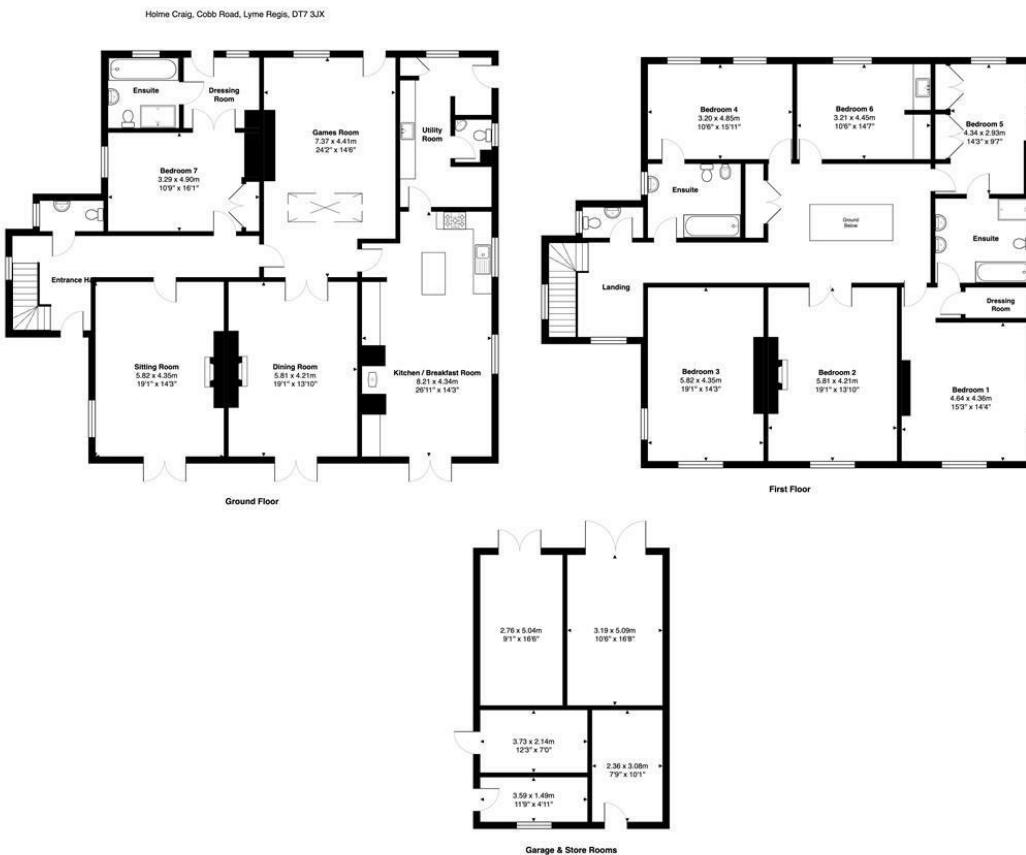
All mains connected (Electric, Water, Drainage and Gas) Gas fired central heating. Thermal solar heating for hot water, which is also backed up by the gas boiler.

Standard, superfast and ultrafast broadband up to 1000 Mbps, mobile coverage likely outside with EE, O2, Three and Vodafone (Ofcom)

DIRECTIONS

What3Words: //immediate.filer.accompany

From Sidmouth Road on the A3052, continue down the hill into Lyme Regis heading towards the town. At Holmbush Car Park, turn right into Cobb Road, signposted Harbour and Cobb. Turn right into a private road and the property is the first on the left.



Total Area: 424.7 m² ... 4571 ft²
 All measurements are approximate and for display purposes 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.



