



Symonds
& Sampson

Estlym

Hill Road, Lyme Regis, Dorset

Estlym

Hill Road
Lyme Regis
Dorset DT7 3PE

Handsome detached three bedroom house with wonderful views across Lyme Bay within walking distance of both the beach and the shops.



- Walking distance to town and beach
- Three bedrooms and three reception rooms
 - Off-road parking
 - Panoramic views across Lyme Bay

Guide Price **£600,000**

Freehold

Bridport Sales
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THE PROPERTY

Estlym is believed to have been built in the 1930s and was completely refurbished 20 years ago, retaining all the character features of the original house and installing all those essentials for 21st century living. But this house is all about its location. It lies in an elevated position above Lyme Regis town taking in some wonderful panoramic views across Lyme Bay towards the Isle of Portland, yet lies within short walking distance of both the town centre and the beach. An outstanding combination!

ACCOMMODATION

There are three good reception rooms on the ground floor, with a spacious kitchen/breakfast room arranged with a dining area into the bay window to the front, and a fully fitted kitchen behind. To the centre of the house, the formal dining room flows through to a conservatory that is laid to a ceramic tile floor and has double doors onto the gardens taking in the best of the views. The sitting room also takes in the views and has a fireplace equipped with an ornamental coal-effect gas fire as its focal point, and double doors out onto the decked terrace and garden. There is also a downstairs cloakroom off the hallway.

Upstairs there are three good bedrooms, the principal of which has an ensuite shower room, with the two remaining bedrooms sharing a family bathroom. The property is in

good decorative order throughout, has UPVC double glazing and gas fired central heating.

OUTSIDE

To the front of the property there is a driveway that provides parking and turning for a number of cars, while to the rear is a private enclosed garden laid to lawn and edged by well-stocked herbaceous and shrub planting. To the end of the garden there is an ornamental pond next to a pergola topped seating area, and behind this is a screened greenhouse and a pair of useful wooden sheds. The garden is enclosed by well kept mature hedges and under the house there are two undercrofts which are useful for storage.

SITUATION

Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. The town has 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 powerboat clubs. There is primary & secondary schooling in Lyme Regis with the renowned Colyton Grammar school located 6 miles to the West.

DIRECTIONS

What3words:///inlines.register.conspired

SERVICES

Mains water, electricity, gas and drainage. Gas central heating.

Broadband - Superfast speed available.

Mobile - There is mobile coverage in the area, please refer to Ofcom's website for more details.

EPC: C

LOCAL AUTHORITY

Dorset Council - 01305 251010

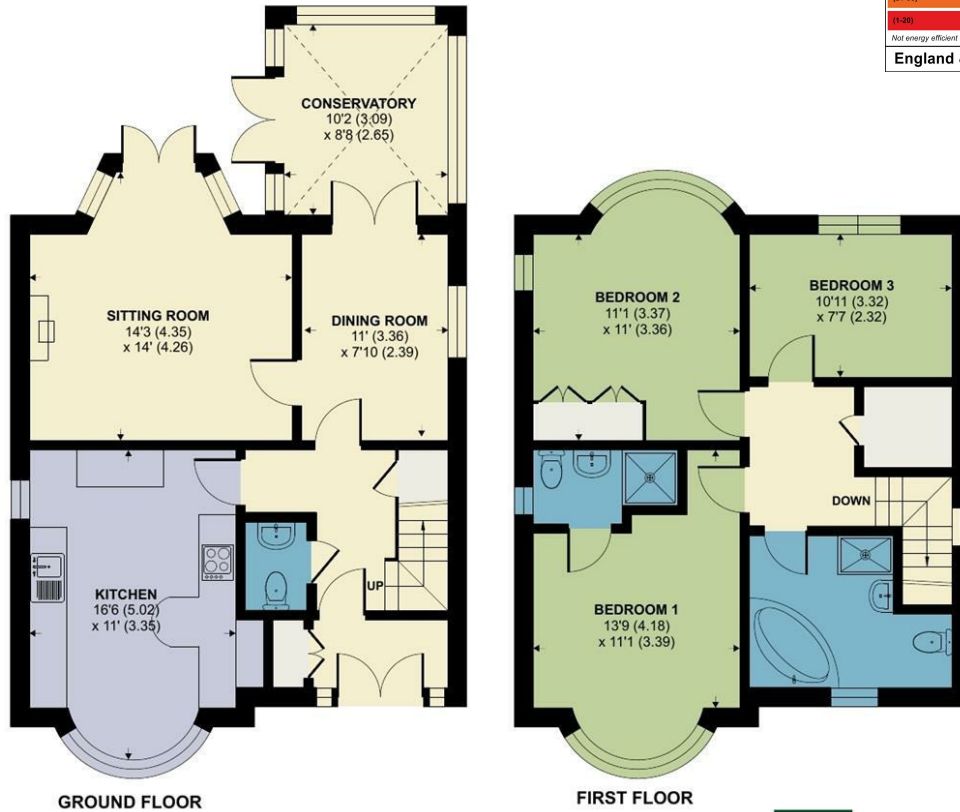
Tax Band: D



Estlym, Hill Road, Lyme Regis,

Approximate Area = 1255 sq ft / 116.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1459787



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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