

Symonds
& Sampson

Westlands

Somers Road, Lyme Regis, Dorset

Westlands

Somers Road
Lyme Regis
Dorset DT7 3EX

An elegant residence with spacious accommodation and annexe situated overlooking Lyme with stunning views.



- Detached
- Sought after location in Lyme Regis
 - Elevated position
 - Level garden
- Beautifully present accommodation
 - Annexe/ potential income
 - Panoramic views

Guide Price **£1,000,000**

Freehold

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THE PROPERTY

The property sits in an elevated position resulting in a beautifully light and airy home. The spacious interior is laid out across two floors and is in excellent order having been fully renovated recently by the present vendor.

The entrance hall provides the first indication of the impressive interior with the main staircase rising to the first floor. The main reception room is triple aspect and has a double sided wood burner as its central feature which also acts as the separation between the sitting room and the dining room. It is a very elegant room and is generous in size. The dining room looks out across the garden and the towards the sea. This space could easily accommodate ten to twelve people to dine. The kitchen/breakfast room is beautifully finished in a soft cream and comprises of a full range of wall and floor units, some curved and topped with contemporary black speckled granite. Integrated items include a five ring gas hob and two eye level ovens. Space for a fridge freezer. This room then opens into the utility where you will find additional units and plumbing and space for a washing machine. The property also offers a study which could be a cosy snug if so desired. There is also a useful downstairs cloakroom.

Moving upstairs to the Principle bedroom which benefits from a balcony which allows you to delight in the stunning views over Lyme Regis. The room itself is well proportioned with an en suite. There are 3 other bedrooms, some with built in storage. The family bathroom comprises of a P shaped bath with overhead shower, WC and suspended vanity unit.

THE ANNEXE

Offers both the opportunity for multi generational living or additional income. Downstairs with a fully fitted kitchen, a double bedroom and a shower room with walk in shower, WC and basin. Upstairs with a comfortable sitting room area.





OUTSIDE

A drive sweeps down to the property providing ample parking. The well maintained and level garden wraps around the rear and side of the property and is packed with mature shrubs and colourful plants, a green house and a large shed. There is an elevated area for capturing the morning sun and a cosy spot for the evening.

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. There is Primary & Secondary schooling in Lyme Regis with the renowned Colyton Grammar school located 6 miles to the West.

DIRECTIONS

What3words ///chatters.either.discloses

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: G

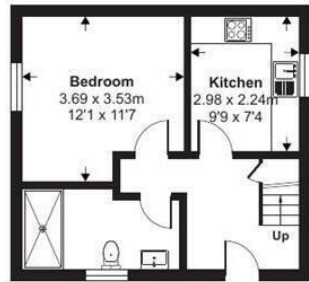


Denotes restricted head height

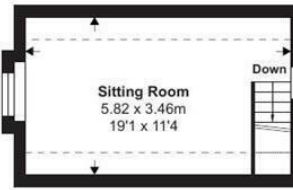
Approximate Area = 2157 sq ft / 200.3 sq m
 Limited Use Area(s) = 81 sq ft / 7.5 sq m
 Annexes = 519 sq ft / 48.2 sq m
 Total = 2757 sq ft / 256 sq m

For identification only - Not to scale

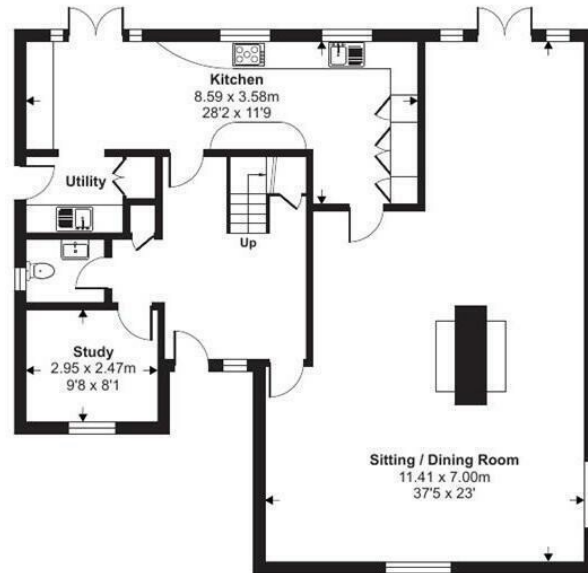
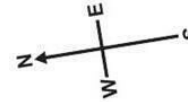
Energy Efficiency Rating		Current	Potential
Higher energy efficient - lower running costs			
92 plus	A		
81-91	B		
69-80	C	73	82
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



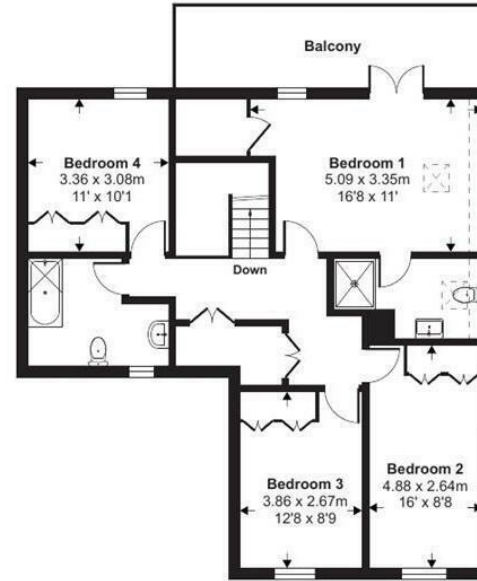
Annexe Ground Floor



Annexe First Floor



Ground Floor



First Floor

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Stags. REF: 1289332

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SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT