



Forming part of this elegant Regency villa this exceptionally spacious apartment is situated in an elevated position with views to the sea and Portland from the impressive living room.

**Guide Price £735,000**

6 Highcliff House, Sidmouth Road, Lyme Regis, Dorset, DT7 3EQ

FORTNAM  
SMITH & BANWELL

- \*PERIOD APARTMENT
- \*ELEGANT LIVING ROOM
- \*LARGE KITCHEN/DINER
- \*3 DOUBLE BEDROOMS
- \*CELLAR & WINE STORE
- \*COVERED PARKING
- \*COMMUNAL GROUNDS

Sitting within an Area of Outstanding Natural Beauty on the stunning Jurassic Coast High Cliff House is situated in a elevated position on the Western side of Lyme Regis about half a mile from the seafront, iconic Cobb Harbour and the town centre with its variety of independant shops and eateries.

Built in 1815 as a 'fashionable' maritime villa for George Holland and his wife Sarah, High Cliff was later, in 1870, purchased by Joseph Lister, the pioneer of antiseptic surgery and his family as a holiday home. The house remained in the Lister family until 1929 when it was sold, eventually becoming a hotel before being converted into 6 grand apartments in 1996.

Extending to approximately 2600sq ft the generous and versatile accommodation comprises: The front entrance door opens to the hallway with tiled flooring. An inner hall with fitted storage leads to a stylish bathroom fitted with a contemporary white suite and a separate shower room, both rooms are laid to Kardean and fitted with underfloor heating. The adjacent principal bedroom boasts a walk in wardrobe and exposed original timber door frame. There is a second double bedroom with original style fireplace. From the hallway a door opens to the snug, with fitted storage this would make an ideal second living or TV room or could potentially be divided off to create an additional bedroom.

The well proportioned Kitchen/dining room measuring 26ft x 20ft is fitted with integrated double and single ovens, hob extractor hood, Aga and a comprehensive range of bespoke fitted units comprising base cupboards and drawers with matching wall and glass fronted display cupboards. Leading from the kitchen via a double staircase, the impressive lounge with its high ceilings retains many of its

original features having an open fireplace with a marble surround and decorative tile inserts and bay sash windows with views over the communal gardens to the sea. A utility room provides space for additional appliances and storage with a door to a small courtyard and covered log store.

To the front of the apartment a carport provides parking with access to the independent third bedroom and its ensuite bathroom which could create a small annex if required. From the carport steps lead down to the original cellar with its heavy timber door and rounded wine cellar. Beautifully maintained mature communal grounds surround the property with areas to sit and enjoy the glorious sea and coastal views.

EPC rating C  
Council Tax Band D

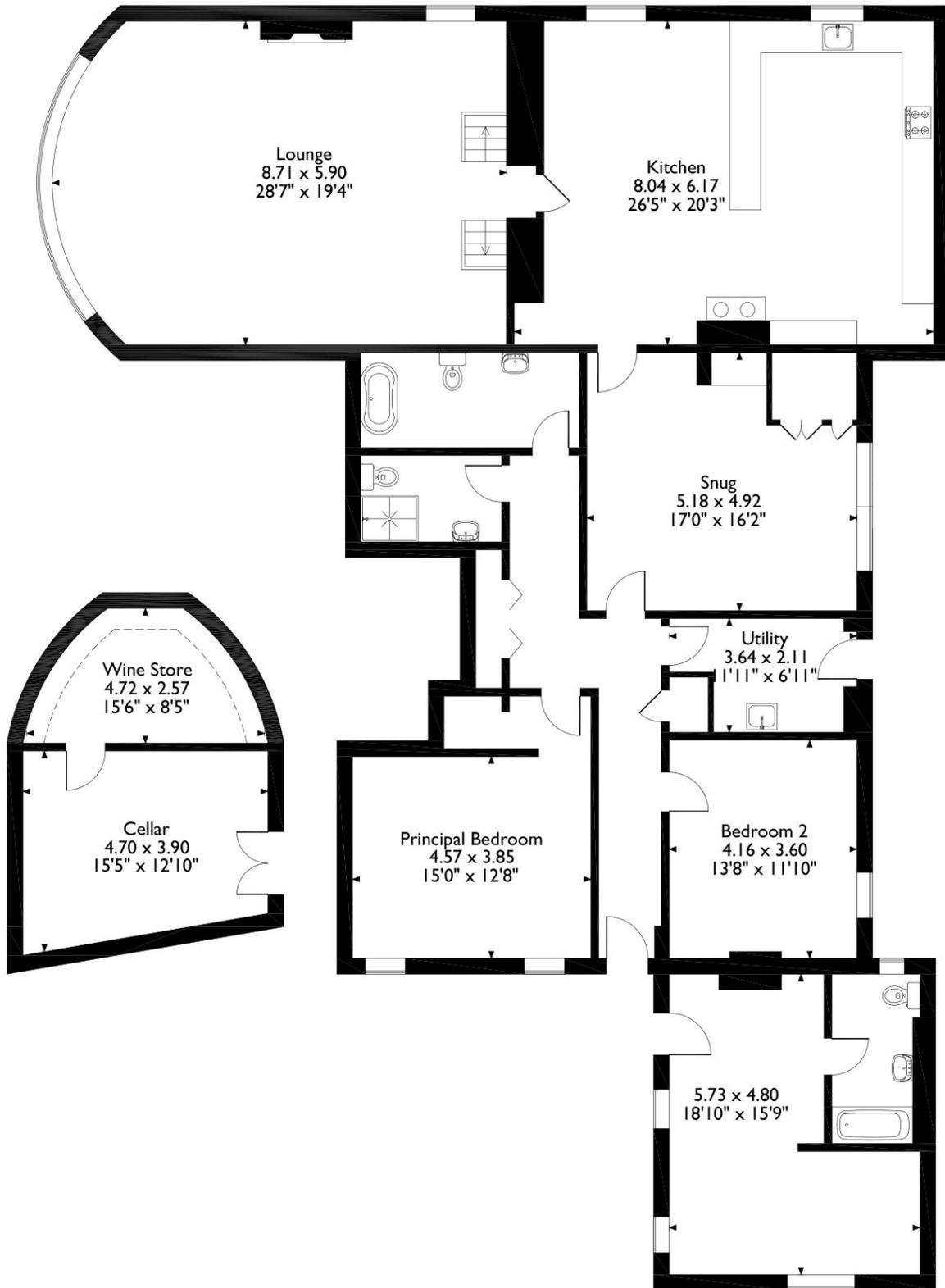


#### SERVICES

Mains electricity, water and drainage. Electric radiators. Gas is installed within the property and currently used for the Rayburn.

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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**Cellar**

**Ground Floor**

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