



This unique seaside home with three bedrooms and impressive open plan living accommodation is situated moments from the Cobb Harbour, seafront and beaches.

Guide Price £695,000

The Boathouse, Cobb Road, Lyme Regis, DT7 3JS

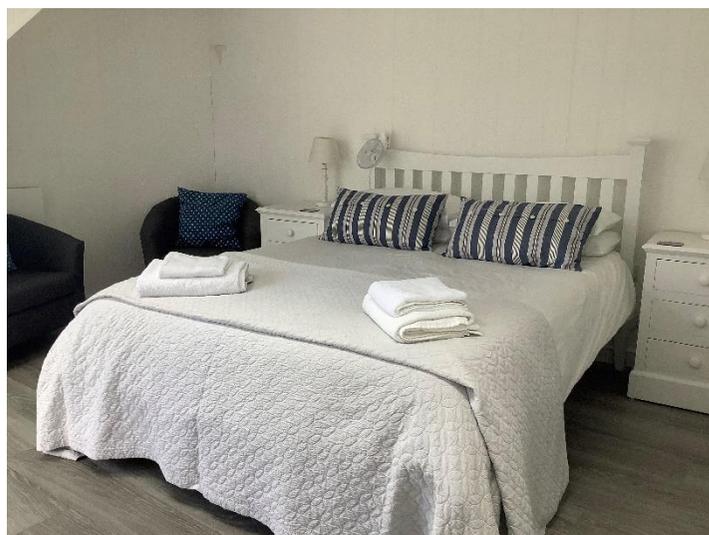
FORTNAM
SMITH & BANWELL

- *INDIVIDUAL SEASIDE HOME**
- *FLEXIBLE ACCOMMODATION**
- *BEAUTIFULLY PRESENTED**
- *PRIVATE SUNNY COURTYARD**
- *PUBLIC PARKING CLOSE BY**
- *EXCELLENT LETTING POTENTIAL**

Situated moments from the picturesque Cobb Harbour, glorious beaches and bustling seafront, The Boathouse, a stunning Grade II listed seaside home was constructed on the footprint of a 19th century workshop used by local fishermen to repair their nets and pots.

The light and flexible accommodation is arranged in two buildings linked by an enclosed private and sunny courtyard. Designed in a 'Cape Cod' style every architectural and design feature has been chosen to create an outstanding and comfortable holiday home with excellent letting potential.

The beautifully presented accommodation with quality fittings throughout comprises: A sliding door and second inner front door opens to the entrance hallway with a cloakroom. Internal glazed windows look through to the stylish open plan living room with part wood panelled walls and useful built in storage cupboards. The impressive Kitchen/dining area is a wonderfully bright space with a part glazed roof and doors opening to the courtyard. The kitchen is fitted with a comprehensive range of modern units with marble worktops an island unit with recess stainless steel sinks, a range cooker and integral appliances.



On the first floor there is a double bedroom with an en suite bathroom. Across the courtyard the second building houses a spacious ground floor bathroom with an en suite shower room and fitted wardrobes and hidden kitchenette. A staircase rises to the upper floor with a third bedroom with velux windows and glimpses of the sea.

- Open plan living room/Kitchen 29'0 x 17'3**
- Master Bedroom 10'3 x 10'3 plus recess**
- Bedroom Two 14'2 x 13'3**
- Bedroom Three 14'2 x 7'9**

A video tour of The Boathouse can be seen on Rightmove and Zoopla.

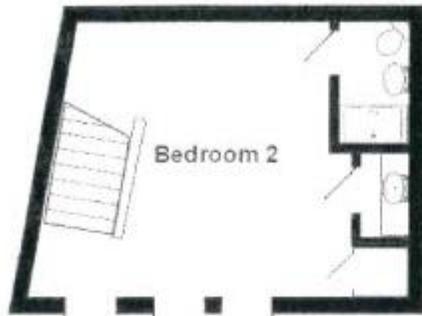
Lyme Regis is famed for its many historic connections and character buildings, and of course, for its well known Cobb Harbour. As a resort, it is considered quite unspoilt, but has most of the shops and amenities that one could require. In addition to which there are numerous leisure activities including both sailing and power boat clubs, a cliff top golf course and a bowling club. The whole coastline with Lyme Regis and Charmouth at its centre has been designated a World Heritage Site commonly known as the Jurassic Coast. It lies approximately 5 miles from the market town of Axminster, with its main line railway connections to Waterloo (Approx. 2 3/4 hours). Taunton and town of Dorchester is a similar distance. Locally there are primary schools in Lyme Regis and Uplyme along with the well respected Woodroffe and Colyton Grammar Schools.



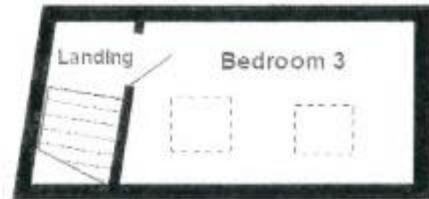
SERVICES

Electricity, mains gas, water and drainage. Telephone connection. EPC rating N/A

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.



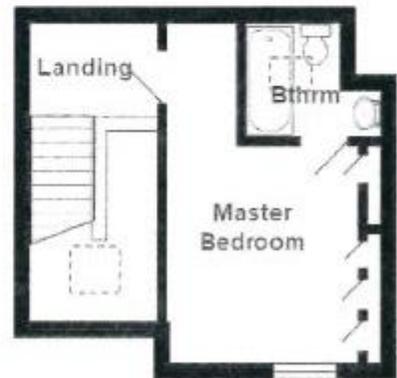
Ground Floor Studio Building



First Floor Studio Building



Ground Floor



First Floor

Total Area: 1144 ft² ... 106.3 m²