

# INIGO



## *Dorset House*

**LYME REGIS, DORSET**

**£1,100,000 FREEHOLD**

Set in the heart of Lyme Regis, Dorset, this Grade II-listed detached Georgian house occupies an elevated position with breathtaking views of the Jurassic Coast. Dating to the early 19th century, Dorset House brims with original details and fittings, including a hipped slate roof, stucco elevations, sash windows and a glorious glass-covered veranda. A substantial home, the accommodation extends to over 4,000 sq ft across three storeys and has nine bedrooms. A private patio overlooks the bay, and the beach and high street are just a few minutes' walk away.

### *Setting the Scene*

The house is nestled in the picturesque and vibrant seaside town of Lyme Regis, nicknamed 'The Pearl of Dorset'. Here, the South West Coast Path can be found, as can part of the unparalleled Jurassic Coast, a UNESCO World Heritage Site known for its abundant rocks, fossils and landforms. Lyme Regis has captured the heart of artists and writers over the centuries and was the setting for John Fowles' novel, 'The French Lieutenant's Woman'.

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Dorset House has a storied past. Originally built for a local MP in 1825, it later served as a school, was occupied by the United States Army during World War II, and was turned into a hotel. The current owners have run a highly accoladed bed and breakfast from the premises, which is available as a going concern to any interested buyers; more information can be provided on request.

### *The Grand Tour*

At the front of the home, striking ionic columns and a dentilled cornice frame the steps leading up to the timber-panelled front door. A spacious hallway unfurls beyond, with soaring ceilings overhead, timber floors and deep skirting boards throughout.

A snug sits to the left of the entrance, with sliding pocket doors that lead to an expansive drawing room. Fireplaces are positioned in both rooms, with grand timber surrounds and wood burners, perfect for hunkering down on a winter's evening. Three sets of French doors with transom windows and beautifully decorative bars are placed along the west side of the house, leading to an elegant glass-covered veranda on trellised supports.

An open-plan kitchen and breakfast/dining room is found at the rear of the ground floor, adorned with sash windows and solid panel shutters. There is plenty of room for a large dining table at one end, next to integrated bench seating; generous timber units, integrated appliances and a range oven set in an original brick fireplace lie at the other. Across from the kitchen are a bathroom with freestanding roll-top bathtub and a separate utility room.

A painted staircase leads from the entrance hall – passing an impressive arched window en route – to the first floor, which is home to five double bedrooms with en suite bathrooms. The principal bedroom is in the southern corner and has three original sash windows that capture mesmerising views of the sea. There is built-in storage, and an elegantly tiled en suite has a walk-in shower. The second bedroom on the east corner has a convenient dressing area with an exquisitely detailed fireplace.

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A further staircase from the entrance hall descends to the lower-ground floor, which unfolds into a spacious sitting room, currently used as a cinema room, with integrated lounge seating beneath the stairs. Four further bedrooms (two of which have en suite shower rooms) are situated on this level. This floor has its own entrance at the rear, meaning it could be easily separated to create an annexe, subject to the necessary permissions.

### *The Great Outdoors*

A private patio to the rear of the house is the perfect spot to curl up with a book, or take in views of the bay. The veranda on the west side of the house also provides opportunities for sitting out and dining.

There is a shared driveway with parking for two to three cars, and the house is just a 10-minute walk from the beach.

### *Out and About*

Lyme Regis is on the border of east Devon and west Dorset, in an Area of Outstanding Natural Beauty known for its dramatic rolling hills, ancient woodlands and Roman forts. The beaches around Lyme Regis are a wonderful dock for fishing, rowing, and swimming year-round.

Sea swimming groups gather at Lyme, where calmer waters are sheltered by the arm of the Cobb, and there is also a gig rowing club, a sailing club and a boat building school. Lyme Regis has a great selection of independent shops, including Lyme Regis Book Shop, a wonderful fishmonger near the harbour, Papa Luca Vintage and Ryder and Hope. There is also a museum and a theatre for music, theatre, comedy, and National Theatre Live screenings.

The area is renowned for local food producers and independently run cafés and restaurants. Trill Farm Garden is a community of local organic market gardeners who offer weekly boxes of fresh vegetables, while In My Back Yard delivers food from various nearby producers. Tom's Lyme Regis is a lovely restaurant on the seafront specialising in local produce; it's also a great spot for a morning coffee with a sea view. Tapas restaurant Strawberry Tree brings a slice of southern Spain to west Dorset, while Lilac wine bar and restaurant offers excellent food. For pizza, there is Poco Pizza, which has an upstairs terrace overlooking the beach.

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The South West Coast Path is also easily accessible. Stonebarrow, owned by the National Trust, is an 11-minute drive away in Charmouth. The location also provides ease of access to the Jurassic Coast, a hugely diverse and beautiful landscape underpinned by incredible geology of global importance. In 2001 it was inscribed as a UNESCO World Heritage Site for the outstanding value of its rocks, fossils and landforms. The Jurassic Coast begins at Orcombe Point in Exmouth, Devon, and continues for 95 miles to Old Harry Rocks, near Swanage, Dorset.

The nearest train station is at Axminster, a 12-minute drive away, with direct services running to London in around two hours and 40 minutes.

Council Tax Band: B



# INIGO



## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.