

# INIGO



## *Eagle House*

LYME REGIS, DORSET

£1,395,000 FREEHOLD

Set in the heart of Lyme Regis, this Grade II-listed, five-bedroom house has spectacular views of the Jurassic Coast from its upper storeys. With its origins in the 15th century, the house was extended in the early 19th century and has been thoroughly restored by its current owners. Original details and fittings include sash and bay windows, stone rubble walls and a magnificent round-headed doorway with a fanlight. The house unfolds across over 3,490 sq ft, including a three-storey outbuilding currently used as a workshop, studio and office. A tiered garden extends to the rear, with both paved and lawn areas. It is remarkably well-placed, mere minutes from both the beach and the high street.

We've written about life in Eagle House in greater depth.

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### *Setting the Scene*

Eagle House has a remarkable past. Reused oak lintels in the kitchen and dining room are the remains of wattle-and-daub partitions thought to date from the 15th century, and the rear part of the house is believed to have its origins in the 17th century. Old photographs of the side elevation of the house show louvres in the place of windows, suggesting that the building may have been used as a warehouse.

The house, as it stands today, was originally built for a local landowner in 1825. It was later occupied by a salt merchant and then a cabinetmaker, James Boswell, whose family lived in the house for the next 70 years. As was often the case with cabinetmakers, the Boswells also made coffins in the workshop to the rear of the house, which evolved into an undertaker's parlour.

In later years, the building served as a guest house, a pancake house and an antiques shop. Its current owners, two illustrators, have lovingly restored the house, adding their own bespoke features and detailing, including an ornate Georgian-style doorcase, a mosaic fountain and a wonderful double-height breakfast room with an original timber beam.

### *The Grand Tour*

This magnificent house is nestled in a quiet residential street moments from the pretty town centre. Original stone walls have been washed in a fresh white hue, with window frames and front door painted in a light turquoise tone. A magnificent doorcase with an elaborate fanlight forms the entrance to the house. To the left of the main entrance, a wrought-iron gate provides side access to the house.

On entry, a grand open-plan space consists of a sitting room to the right and a dining room to the left, divided by beautifully curved archways. Panelled walls are painted in the same green hue as the exterior trim, creating a wonderful sense of coherence between inside and out. Large sash windows with window seats bathe both rooms in natural light, while pine parquet flooring runs underfoot. An elegant cast-iron fireplace forms the focal point in the sitting room.

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Two sets of double doors along the hallway lead to a large utility room with a window seat and ample built-in storage. An archway with an oak lintel flows into a light-filled kitchen with an elegant arched window that originally formed part of an old mill. White-painted stone walls are complemented by solid cherry wood joinery and worktops, and a beautifully curved archway with oak lintel leads to the double-height breakfast room. Here, a soaring ceiling is bisected by a magnificent suspended timber beam, while terracotta tiles run underfoot. A set of French doors in a gently arched doorway leads to the courtyard garden beyond. There is also a WC and a storage room on this floor, and an external door in the hallway provides side access to the house.

A set of shallow steps descends from the breakfast room to the hallway. Through a set of double doors, a staircase winds up to the first floor. Two large reception rooms sit at the front of the plan, a bifold door dividing the two. Both rooms have window seats with rooftop views and ornate fireplaces. The larger of the two has fitted alcove storage with an elegant arched shape and makes an excellent snug in the winter months.

There are two bedrooms on this floor, one of which is currently used as a sewing room, and the other as a music room. In the latter of the two, walls are washed in a bright yellow hue, punctuated by skirting boards and accents.

Between the two rooms, a Juliet balcony on the landing has views over the hallway and breakfast room below, with spectacular glazing occupying the upper part of the void.

An expansive principal bedroom sits on the second floor. Here, two large sash windows offer sweeping views of the coastline. A timber beam runs overhead, and there is an original fireplace. An en suite bathroom with a bathtub and pretty tiling is attached, and also has views towards the sea. There are two additional bedrooms on this floor, alongside a spacious bathroom with wood-panelled detailing. A three-storey outbuilding sits to the rear of the house. A set of stone steps leads to the ground floor, a bright, light-filled space currently used as a studio. An office sits on the second floor and has far-reaching views of the rooftops and the coastline beyond. There is a WC on this floor, while the lower-ground floor is used by the current owners as a bright workshop.



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### *The Great Outdoors*

To the rear of the house is a wonderful garden arranged over three levels. From the breakfast room, French doors unfold onto a paved courtyard area with ample space for outdoor dining and entertaining. Flint, lias and lime walls embraced by ivy create a sense of privacy and remove, while a set of steps ascends to a further paved patio. Here, a double-sided pergola provides a shady retreat in both the front and rear-facing parts of the garden. An ornate mosaic fountain crafted by the current owners is also found here.

Beyond is a carefully maintained lawn, bordered by mature flower beds with roses and two apple trees. The garden gently slopes upwards, where a second pergola, washed in vibrant green and red, is nestled at its highest point, inspired by Georgian viewing mounds. From here, a bench provides arresting views of the Golden Cap and the Dorset coastline.

An archway leads to a greenhouse and a garden shed, and to the rear of the garden, a wooden trellised carport provides space for two cars.

### *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.

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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. Friendly neighbourhood spot Poco Pizza has an upstairs terrace overlooking the beach.

The South West Coast Path is also easily accessible. Stonebarrow, owned by the National Trust, is a 12-minute drive away in Charmouth. The location also provides ease of access to the Jurassic Coast, a hugely diverse and beautiful landscape underpinned by the 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.

There are state-run primary and secondary schools in Lyme Regis, and a grammar school in nearby Colyton. There are also private options within driving distance.

The nearest train station is at Axminster, a 16-minute drive away, with direct services running to London in around two hours and 45 minutes.

Council Tax Band: G

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## *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.