



Hernelee Cottage Pound Road



# Hernelee Cottage Pound

, Lyme Regis, DT7 3HX

///inhaled.rise.presented

An elegant detached coastal cottage with walled gardens and consent for extension

- Close to centre
- Character accommodation
- PP for extension
- South facing gardens
- Freehold
- Walled garden
- Recently refurbished
- Ancillary accommodation
- Parking
- Council Tax Band TBC

## Offers Over £750,000

Conveniently situated close to the centre of Lyme Regis, the town offers a good range of amenities together with its historic harbour, beaches and access to the Jurassic Coast. Larger centres including Axminster, with a mainline railway station, are within easy reach.

This beautifully presented detached character cottage has been refurbished in recent years, retaining considerable charm and with replacement windows throughout. The accommodation includes a sitting room with conservatory, dining room, kitchen with Aga, cloakroom and three bedrooms (two doubles) with a family shower room, all enjoying excellent natural light.

Planning permission has been granted for a substantial extension (Ref: P-HOU-2024-01379), offering scope to significantly enhance the existing accommodation.

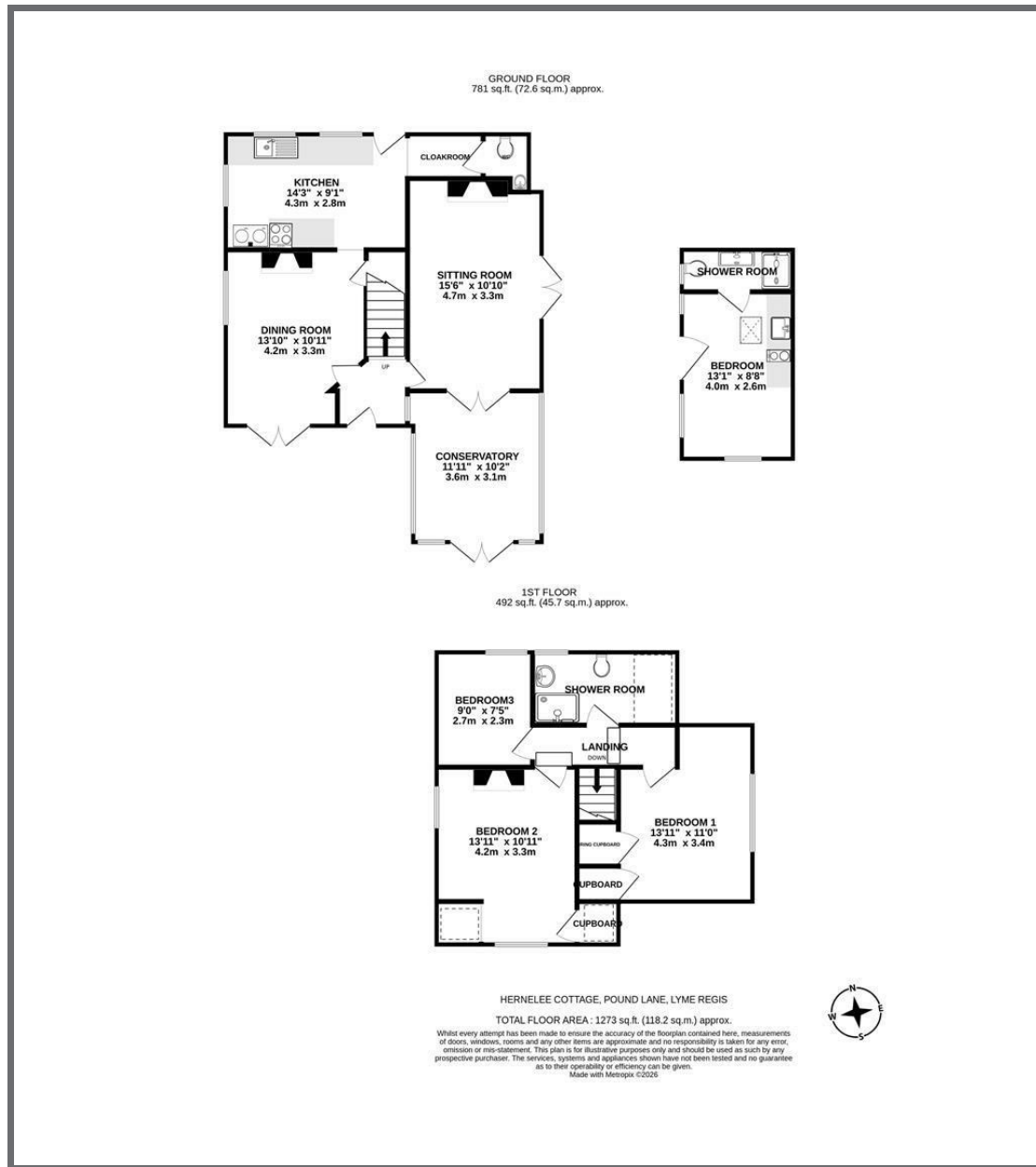
The wonderful south facing walled gardens are a particular feature, being mainly laid to lawn with a variety of patios and pathways, ideal for outdoor dining and entertaining, together with attractive established planting. A former potting shed provides useful ancillary accommodation with a shower room and kitchenette. There is also a good sized timber shed, and to the front, double gates open to an enclosed parking area.

SERVICES. Mains water, electric, drainage and gas. Gas fired central heating. Ultra fast broadband, mobile coverage good outside (Ofcom).





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
		42	84
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Bank House, 66 High Street,  
Honiton, Devon, EX14 1PS

honiton@stags.co.uk

01404 45885



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London