



Hernelee Cottage Pound Road



STAGS

Hernelee Cottage Pound

, Lyme Regis, DT7 3HX

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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).





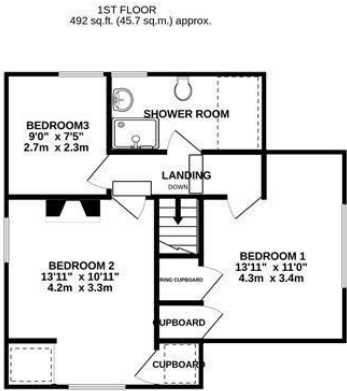
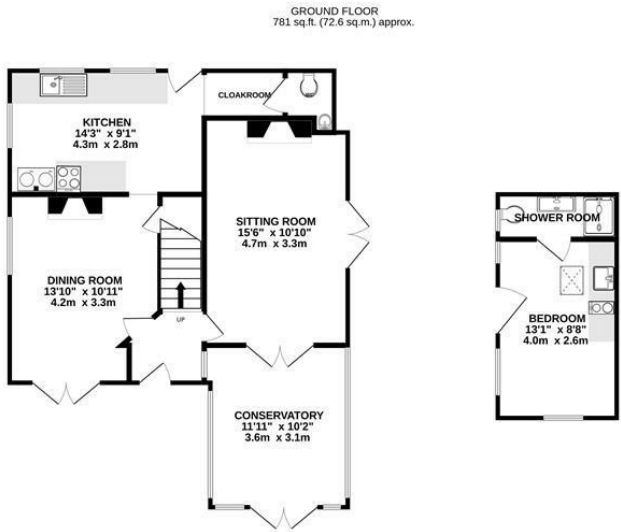
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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HERNELEE COTTAGE, POUND LANE, LYME REGIS
TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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