7, Church Street

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Lyme Regis, Dorset, DT7 3BS

OPEN GUIDE - £495,000 - £525,000.
A four bedroom maisonette with a detached single-storey annex, as well as commercial potential from a former successful Italian restaurant, which could be converted (STP) to another dwelling.
House EPC D, Annexe EPC E.

- Mixed commercial and residential property
- Landscpaed private gardens
- Business rates apply
- Self contained annex for holiday let
- Central location. EPC: D. Annexe EPC: E.
- Grade II listed building of brick and blue lias construction
- Four bedroom maisonette above restaurant
- Former Italian restaurant
- Freehold CTB exempt as business rates apply. (full relief) (formerly band C for CTB)

Guide Price £495,000

Stags Bridport
32 South Street, Bridport, Dorset, DT6 3NQ
01308 428000 | bridport@stags.co.uk

The London Office
40 St James's Place, London, SW1A 1NS
020 7839 0888 | enquiries@tlo.co.uk

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THE PROPERTY

A grade II listed building with ecclesiastical connections from the late 17th Century as a former vicary. More recently the property has been used as a successful Italian Restaurant and holiday let business owned by the same family for 30 years, before retirement.

On the ground floor is the restaurant with full commercial kitchen behind and access to the rear courtyard and gardens. The restaurant furniture and kitchen equipment will remain with the property to be easily run as a commercial space or there is the potential to convert this to a ground floor apartment, subject to planning.

Upstairs is the maisonette which is split over two floors, the first with kitchen, sitting room, bathroom and a bedroom whilst three further bedrooms and a bathroom are found on the second floor. The maisonette has been run as a holiday let for two years, and was formerly a family home. Planning permission was granted in 2022 to convert the upper floors into two separate 2-bedroom apartments with separate entrances. These works were not carried out at the time, but offer the potential to further enhance income possibilities by re-submitting plans if desired. (docs and plans are available upon request. Equally there may be further opportunity to divide the whole budling into three separate apartments subject to planning and listed building consent.

A one bed detached annex in the garden offers single storey accommodation which has been run as a holiday let for over 10 years.

The property retains many period features such as open fireplaces and exposed ceiling beams with sash windows overlooking a typical Lyme Regis street scene to the front and the gardens and rooftops to the rear.

OUTSIDE

The enclosed rear gardens have been fully landscaped to create attractive seating areas and privacy for the holiday annex in the garden. There is a pedestrian gate at the rear of the garden.

SITUATION

Church Street is very conveniently situated in the heart of Lyme Regis old town and within a Conservation Area. It is only about 100 metres or so from the seafront and town centre shops. Close by is a pretty memorial garden in Monmouth Street and the artisan quarter centred around the town mill (working water mill, art galleries, restaurant, cafe, brewery and craft workshops).

Lyme Regis forms part of the stunning Jurassic Coast World Heritage Site, with a thriving town centre offering convenience and bespoke shopping of a wide variety as well as a number of renowned popular restaurants and hotels. The area is designated as an Area of Outstanding Natural Beauty (AONB) and has excellent walking and water sports opportunities. The market town of Axminster is only six miles away with train services to London Waterloo.

SERVICES

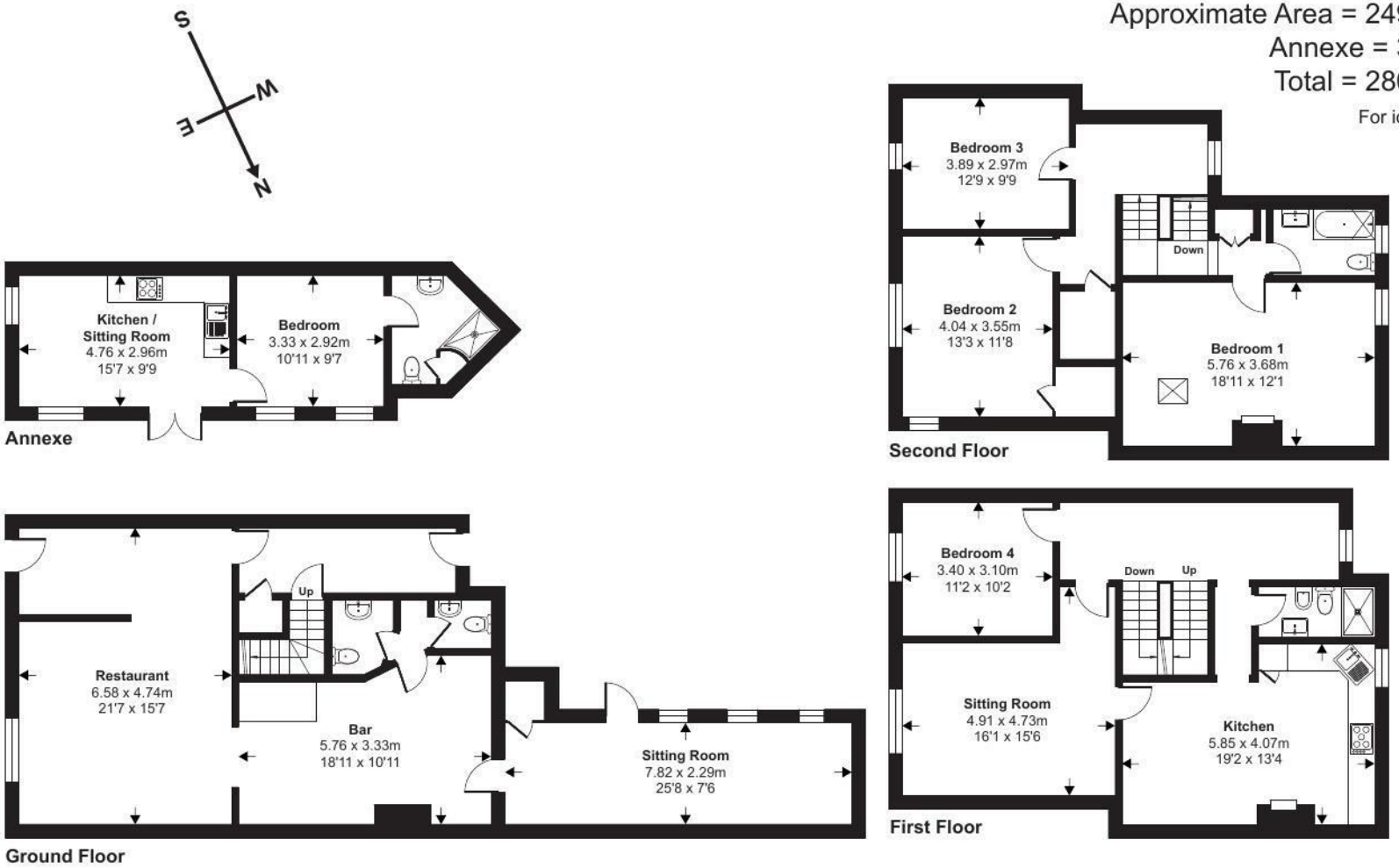
Broadband - Standard up to 17Mbps and Superfast up to 74Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

DIRECTIONS

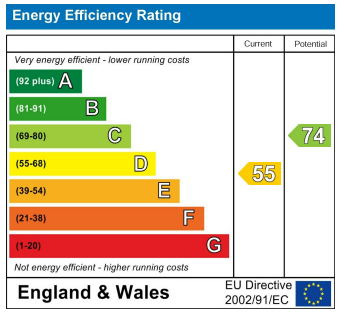
What3Words///ironic.gift.fetching

We suggest parking in a nearby car park and arriving on foot for viewings where our agent will meet you at the front of the building on Church Street.

Approximate Area = 2491 sq ft / 231.4 sq m
Annexe = 316 sq ft / 29.3 sq m
Total = 2807 sq ft / 260.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Stags. REF: 1374077



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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.

Linen & Towels

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