



An attractive terraced home situated in the desirable Old Town with pretty cottage gardens leading down to the River Lim.

**GUIDE PRICE £450,000**

21 Mill Green, Lyme Regis, Dorset, DT7 3PH

**FORTNAM  
SMITH & BANWELL**

- \*DESIRABLE LOCATION**
- \*CLOSE TO SEAFRONT & BEACHES**
- \*THREE BEDROOMS**
- \*KITCHEN/UTILITY**
- \*RIVER FRONTRAGE**
- \*EXCELLENT LETTING POTENTIAL**

Situated in Mill Green, a desirable location this cottage is a short walk through the attractive Old Town or along the picturesque River Lim to the seafront and beaches.

The cottage is situated in the oldest part of Lyme Regis (a Conservation Area), sat amongst quaint cottages and beautifully kept houses. You will find quirky art galleries and gift shops, high end public houses, several delicious eateries, as well as a bakery and microbrewery. The main shopping street featuring a mixture of chain and independent shops is only a short walk away.

Lyme Regis is situated on the stunning unspoilt Jurassic Coast a World Heritage Site. It's a picturesque coastal town well known for its many character buildings, variety of beaches and iconic Cobb harbour all of which are within a short walk. Despite Lyme Regis' charm of feeling secluded from the outside world, it has easy and direct access to larger towns and cities, with both Axminster (6 miles inland) and Exeter (28 miles west) having hourly trains to London Waterloo and Paddington..

This pretty Grade II listed terraced home has been lovingly maintained and sympathetically updated by the present owners.

The charming accommodation, retaining many character features comprises of an entrance hall leading to the spacious sitting/dining room with a brick fireplace housing a wood burning stove, recessed shelving, stairs to the first floor and a useful storage cupboard.

An arch opens to the bright kitchen/breakfast room with skylights and French doors to the rear garden. The kitchen is fitted with shaker style base cupboard and drawers with matching wall cupboards. Solid wood work surfaces have tiled surrounds and an inset sink and ceramic hob with an extractor hood above and integrated oven below. There are additional appliances spaces for a dishwasher and fridge/freezer. The work surfaces extend to form a breakfast bar.

A utility room provides additional storage and space for washing machine.

There is a useful ground floor shower room fitted with a modern suite and stylish mosaic tiles. To the rear of the property, looking over the garden is a bespoke double glazed conservatory, an ideal spot for morning coffee or evening drinks.

On the first floor there are two good sized bedrooms and a family bathroom.

From the landing, stairs rise to the second floor and a spacious principle bedroom with fitted wardrobes exposed timbers and a dormer window with views to the rear.

Externally the rear garden is a particular feature of this house. A private and tranquil courtyard is planted with shrubs, bushes and borders that leads to a timber deck a delightful spot looking over the river.

#### **Services**

All mains services.

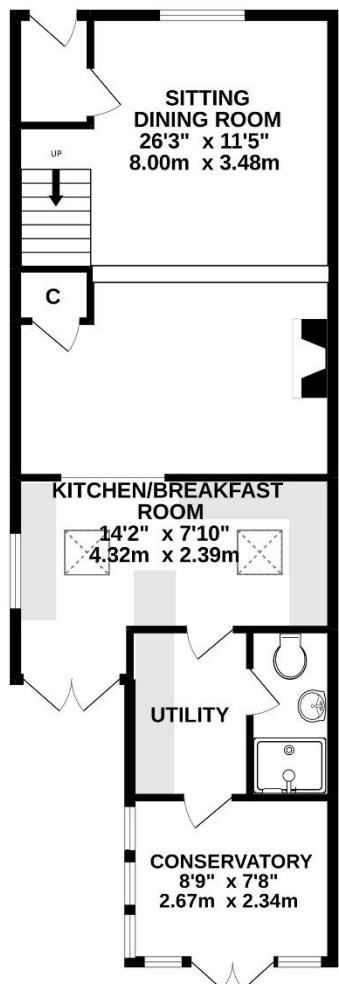
#### **Local Authority**

Council tax band C.  
EPC rating D.

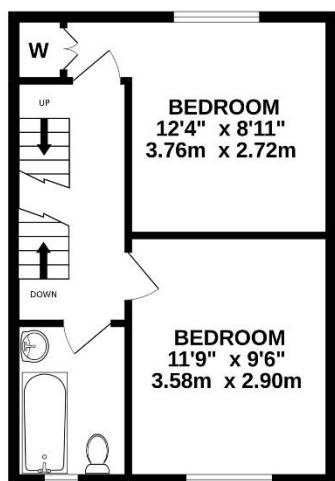


All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

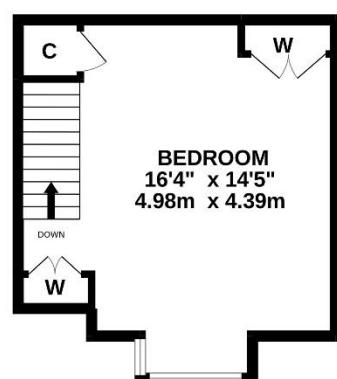
GROUND FLOOR



1ST FLOOR



2ND FLOOR



MILL GREEN

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2022

