



Colway House

Lyme Regis

A magnificent Grade II listed house with beautifully appointed, extensively renovated, contemporary accommodation and delightful gardens, in a stunning setting

Colway House, Uplyme Road, Lyme Regis, DT7 3LS
Lyme Regis town centre 0.5 miles, Axminster 5.3 miles, Axminster station 5.5 miles (Direct trains to London Waterloo 2hr 39 mins), A303 14 miles

Features:

Drawing room | Sitting room | Gym | Study | Dining room
Kitchen/breakfast room | Kitchenette | Boot room
2 Cloakrooms | Cellar with wine store, boiler room & linen closet | Principal bedroom with dressing room & en suite bathroom | 4 Further bedrooms | Family bathroom
2 Shower rooms | Utility | Coach house | Gardens

About 1.09 acres in all



The property

Colway House is a stunning and substantial detached home with Grade II Listed status, set in a magnificent position in Lyme Regis, with far-reaching views out to sea. The property dates from the early 19th century and features a splendid thatched roof and white rendered elevations, while inside there is 4,800 square feet of beautifully appointed accommodation, all surrounded by spacious and picturesque gardens.

The current owner has extensively renovated the property. The main ground floor entertaining space is the open-plan drawing room and dining room, which stretches to 38ft combined across the back of the house, providing access to the gardens via French doors. There is also a comfortable sitting room with a dual aspect and a handsome fireplace, as well as a private home study and a gym, which could be used as a snug for further relaxed family living. Also on the ground floor, the well-equipped kitchen adjoins the dining room in a semi open-plan layout, and features farmhouse-style fitted units, a central island with a breakfast bar, a range cooker, and integrated appliances. The kitchenette, boot room and various other stores and utility areas provide further storage and space for appliances, as does the cellar.

Upstairs, the principal bedroom includes a dressing room and a spacious luxury en suite. This floor also features four further double bedrooms, a large family bathroom with separate shower, and a utility room. In addition, there are two further shower rooms, one on the first floor and another on the ground floor.

Outside

At the entrance to the property, the driveway provides gated access to the gardens, as well as parking in front of the house for several vehicles, plus access to the integrated Coach House, which has storage and parking space for an additional two vehicles. The delightful landscaped gardens at the rear of the house are southeast-facing and welcome plenty of sunlight, as well as affording breathtaking views across the town and towards the sea beyond, from their commanding elevated position. The gardens include a large patio area for al fresco dining, partly shaded by a veranda along the back and side of the house, bordered by colourful and well-stocked terraced flowerbeds, with extensive rolling lawns beyond, bordered by mature trees and established hedgerows.

Location

The property is in a prime position, on one of the most sought-after streets of the charming Dorset town of Lyme Regis. The town has several beaches and access to miles of stunning and dramatic coastline along the Jurassic Coast. The town has access to a variety of everyday amenities, including high street shops, independent cafés, and restaurants. Larger supermarkets and further shops are available in the nearby town of Axminster. Lyme Regis has a choice of schools, including the outstanding-rated secondary The Woodroffe School, while further schooling is available in Axminster and the renowned Colyton Grammar School is 6.3 miles away. Nearby road connections include the A35, which provides access towards Axminster and Dorchester, the A30 and Exeter beyond. Rail services are also available from Axminster station.



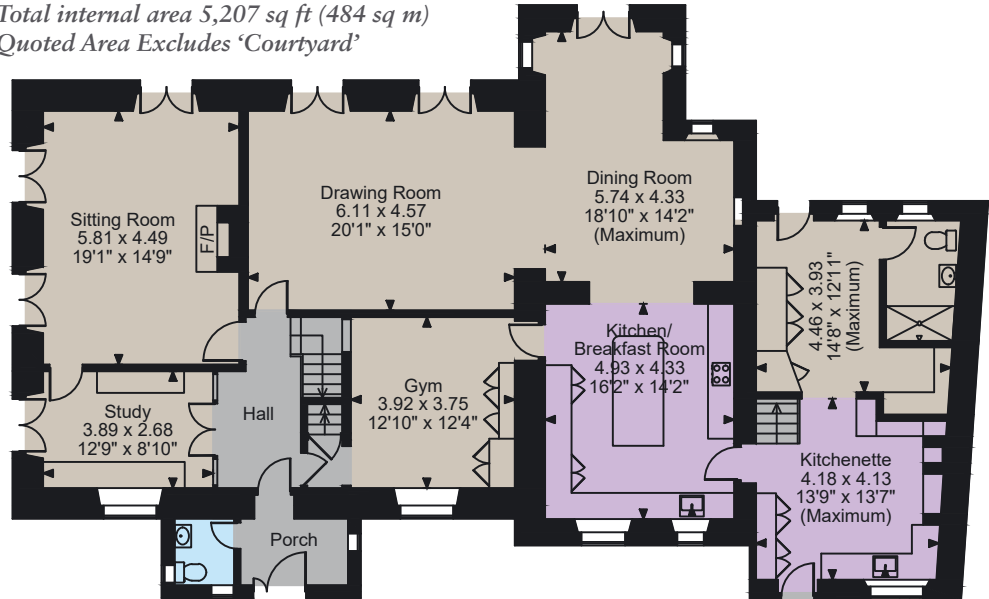


Directions
What3Words///disbanded.jetliner.consonant
brings you to the property's driveway.

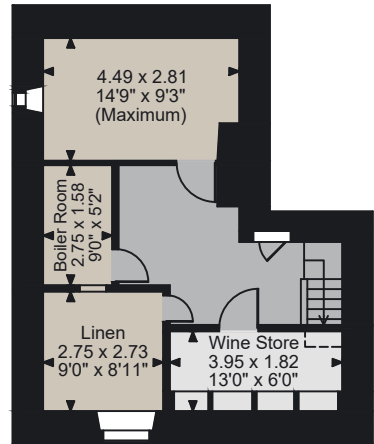
General
Local Authority: Dorset Council
Services: All mains services are connected.
Council Tax: G
Tenure: Freehold
Wayleaves and easements: The property is sold
subject to any wayleaves or easements, whether
mentioned in these particulars or not.



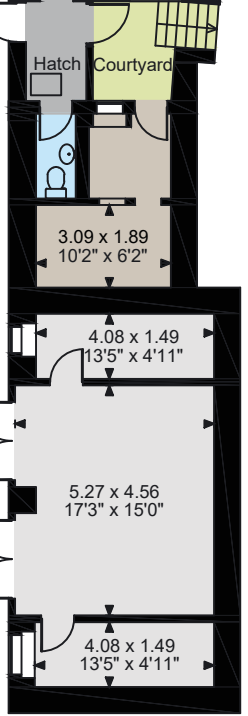
Colway House, Uplyme Road, Lyme Regis, Dorset
Main House internal area 4,804 sq ft (446 sq m)
Coach House internal area 403 sq ft (37 sq m)
Total internal area 5,207 sq ft (484 sq m)
Quoted Area Excludes 'Courtyard'



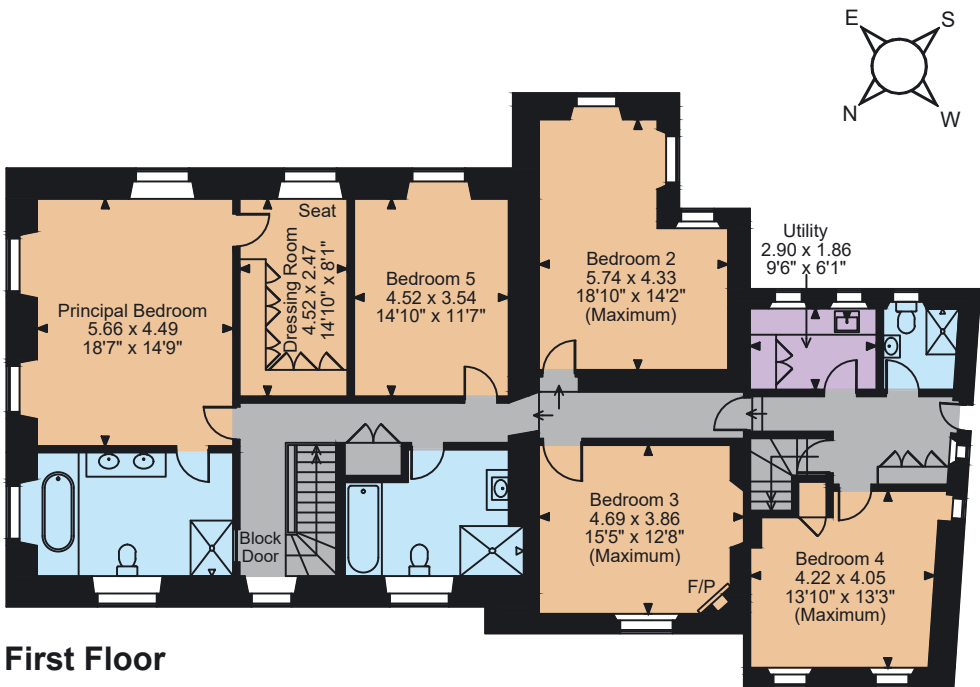
Ground Floor



Lower Ground Floor



Coach House



First Floor

The position & size of doors, windows, appliances and other features are approximate only.
□□□ Denotes restricted head height
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