



AN IMPRESSIVE PERIOD HOUSE (7 BEDROOMS) IN THE HEART OF THE OLD TOWN AND CLOSE TO THE SEA. A VERY SUCCESSFUL B&B AND HOLIDAY LET



The Old Monmouth, 12 Church Street, Lyme Regis DT7 3BS
Guide Price £795,000

- Recently Renovated
- Tastefully Presented
- 16th Century, Grade II Listed
- Successful Holiday Let and B&B
- Sleeps 12
- 7 Bedrooms (5 Ensuites)
- Good Sized Accommodation

It is reputed that Old Monmouth was established in 1588 as a coaching inn and when the Duke of Monmouth landed near the Cobb (to launch his attempt to gain the Crown), his cavalry officers and Lord Gray stayed here.

Since purchasing the property the vendors have undertaken extensive renovation works including conversion of the lower ground floor into a spacious kitchen and cosy dining room.

Over many years the property has been both a high quality B&B and also a holiday let but it is equally well suited as a comfortable family home.

The present owners have successfully introduced a mixture of B&B and letting (the latter for some 10 weeks of the year which has enabled the vendors to enjoy extended holidays!). Further information about the trading figures is available on request.

The accommodation is generously proportioned and has considerable character.

THE BUSINESS

It is furnished and equipped to a high standard and the purchaser can take over the contents if required (subject to separate negotiations).

LOCATION

Old Monmouth is situated in the heart of Lyme's Old Town in a Conservation Area opposite the Parish Church and only 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, brewery, cafe and craft workshops).

Lyme Regis is a picturesque coastal town noted for its many character buildings, centuries old Cobb Harbour and unspoilt surrounding countryside. The town centre provides good shopping facilities for day to day needs and the larger centres of Taunton and Exeter are both about 28 miles away. There is a main line railway station at Axminster (6 miles inland). In Lyme Regis there is also a sailing club, bowls, golf course, theatre and numerous local societies.



The town is situated on the beautiful and unspoilt Devon and Dorset 'Jurassic Coast' awarded World Heritage Site status by UNESCO in December 2001.

The Accommodation Comprises:

ON THE GROUND FLOOR

Substantial front door to:

Entrance Lobby

Pine and stained glass double doors to:

Reception Hall

Radiator, stairs to first floor and stairs to lower ground floor.

Drawing Room

21'2 x 16' (6.45m x 4.88m)

2 Sash windows onto Church Street with shutters and window seats. Tudor ceiling beams, ancient feature stone fireplace (sealed). Double radiator.

Sitting Room

16'6 plus bay window x 11'7 (5.03m x 3.53m)

Ceiling beams, feature stone fireplace with lintel over and lion plaque. Radiator. Dual aspect windows including sash in deep recess with window seat and shutters. Exposed floor boards.

Preparation and Breakfast Room

31' x 7'10 (9.45m x 2.39m) widening to 8'6 (2.59m)

Dual aspect with 3 windows and stable door onto Monmouth Street. Fitted with ranges of drawer and cupboard base and peninsular units, wall cabinets and work surfaces with two inset single drainer stainless steel sink units. Built in linen cupboard. Exposed floor boards.

Off Reception Hall:

Bedroom 7

16'6 x 11'2 (5.03m x 3.40m)

Former brick fireplace, window seat, colour washed exposed stonework to one wall, radiator.

Ensuite Shower Room

Tiled shower cubicle with 'Mira' shower unit, WC, pedestal wash basin. Extractor fan. Strip light/shaver point.

Stairs from the Hallway lead down to the:

LOWER GROUND FLOOR

Recently converted to:

Farmhouse Style Kitchen

22'9 x 14' (6.93m x 4.27m)

Lots of character including exposed beams.



Dining Room

14'10" x 13'9" (4.52m x 4.19m)

In addition there is useful cellar storage in 2 areas:

Storage Area 1

29' x 8' (8.84m x 2.44m)

Which includes the 'Vaillant' gas central heating boiler and 2 insulated 'Vaillant' hot water cylinders, cold water tap, door to Monmouth Street.

Separate WC

Storage Area 2

19' x 5' (5.79m x 1.52m)

Useful for dry storage.

FIRST FLOOR

Half Landing

Bathroom

Panelled bath in tiled surround. Pedestal wash basin, WC, ladders style radiator/towel rail.

Separate WC

WC and hand basin.

Bedroom 1

14'9" x 11' (4.50m x 3.35m) max. narrowing to 7'4" (2.24m)

Former cast iron fireplace. Radiator, secondary double glazed window to the rear with views over the town to the sea.

Ensuite Shower Room

Large tiled shower cubicle, WC and basin, timber wall panelling, ladder style radiator/towel rail, extractor fan.

Main Landing

An attractive, bright galleried landing with roof lights. Loft access.

Bedroom 2

16' x 14' (4.88m x 4.27m)

Secondary double glazed sash window to Church Street. Shutters. Built in double wardrobe. Radiator.

Ensuite Shower Room

With tiled shower cubicle, fully tiled walls. WC and basin.

Bedroom 3

12'6" x 8'7" (3.81m x 2.62m)

Secondary double glazed sash window with shutters and window seat. Basin. Radiator.

Bedroom 4

15'6" x 9'10" (4.72m x 3.00m)

Sash window, secondary double glazed to front elevations with shutters and window seat. Radiator. Former fireplace in pine surround.



Ensuite Shower Room

Fully tiled shower cubicle, basin and WC. Extractor fan, ladder radiator.

Bedroom 5

12'3 x 6'3 (3.73m x 1.91m)

Deep window sill. Secondary double glazed window and shutters to Monmouth Street. Hand basin and radiator.

Bedroom 6

10'10 (8'10/2.69m min.) x 12'8 (3.30m x 3.86m)

Radiator. Brick and pine former fireplace. Secondary double glazed window.

Ensuite Shower Room

Fully tiled walls. WC, pedestal wash basin. Tiled shower cubicle, radiator.

Please Note:

There is no garden with this property. Guests park in the town centre car park in Woodmead Car Park (Hill Road) operated by Lyme Regis Town Council or Charmouth Road Car Park operated by Dorset Council (the latter is currently £2 for 24 hours parking). At present the property has 1 parking permit for the Woodmead Car Park.

LOCAL AUTHORITY

Dorset Council, South Walks House, South Walks Road, Dorchester DT1 1UZ
(01305) 251010

Rateable Value: £4,700 (as at October 2020)

At present the proprietors benefit from 100% rate relief - applicants should check with Dorset Council that they would also be eligible.

DIRECTIONS

From our offices proceed down to Broad Street, through the traffic lights into Bridge Street then Church Street and Old Monmouth will be found on the left opposite the parish church (on the corner of Church Street and Monmouth Street).

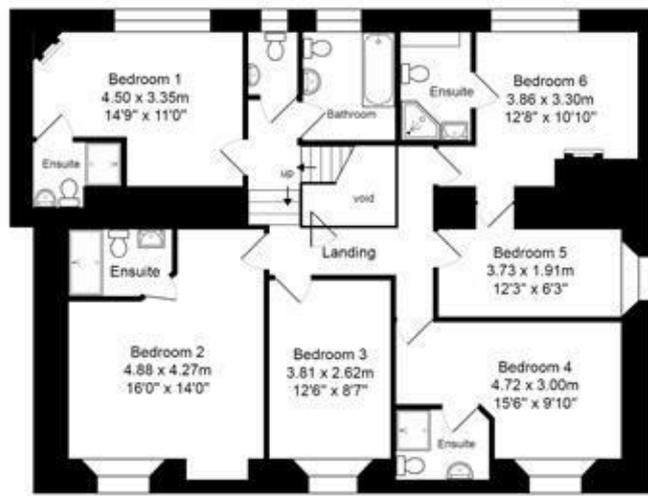
SERVICES

We understand that all mains services are connected but applicants should verify this with their own enquiries.

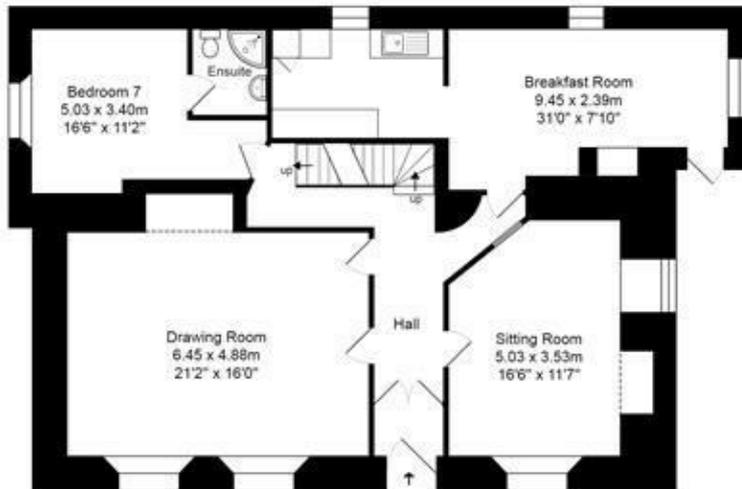
VIEWING

Strictly by appointment with the vendor's agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.

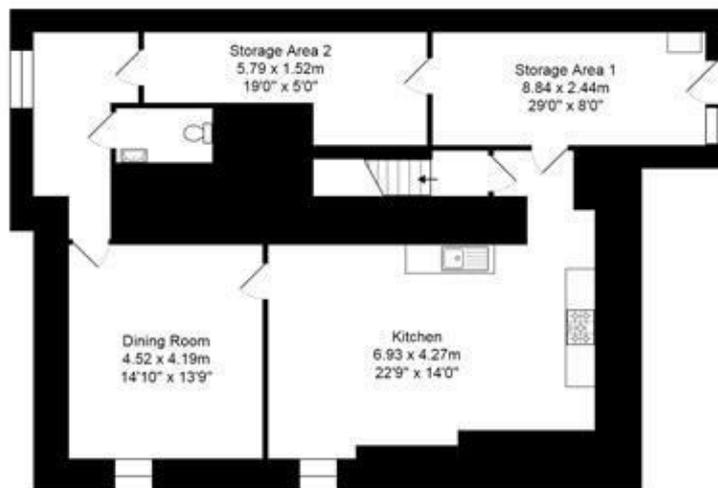




First Floor



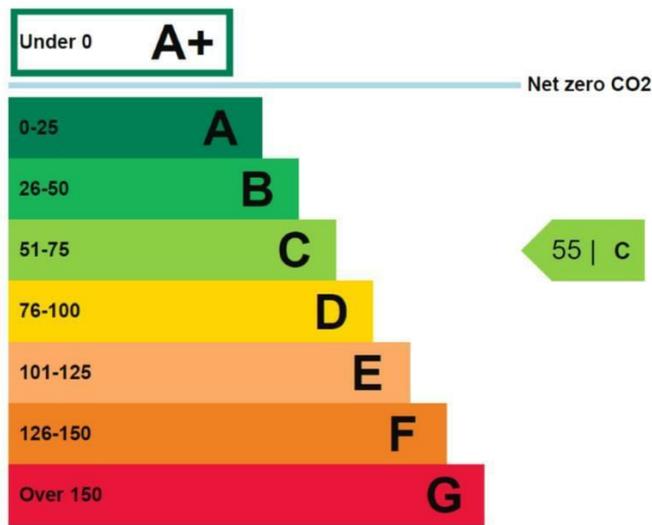
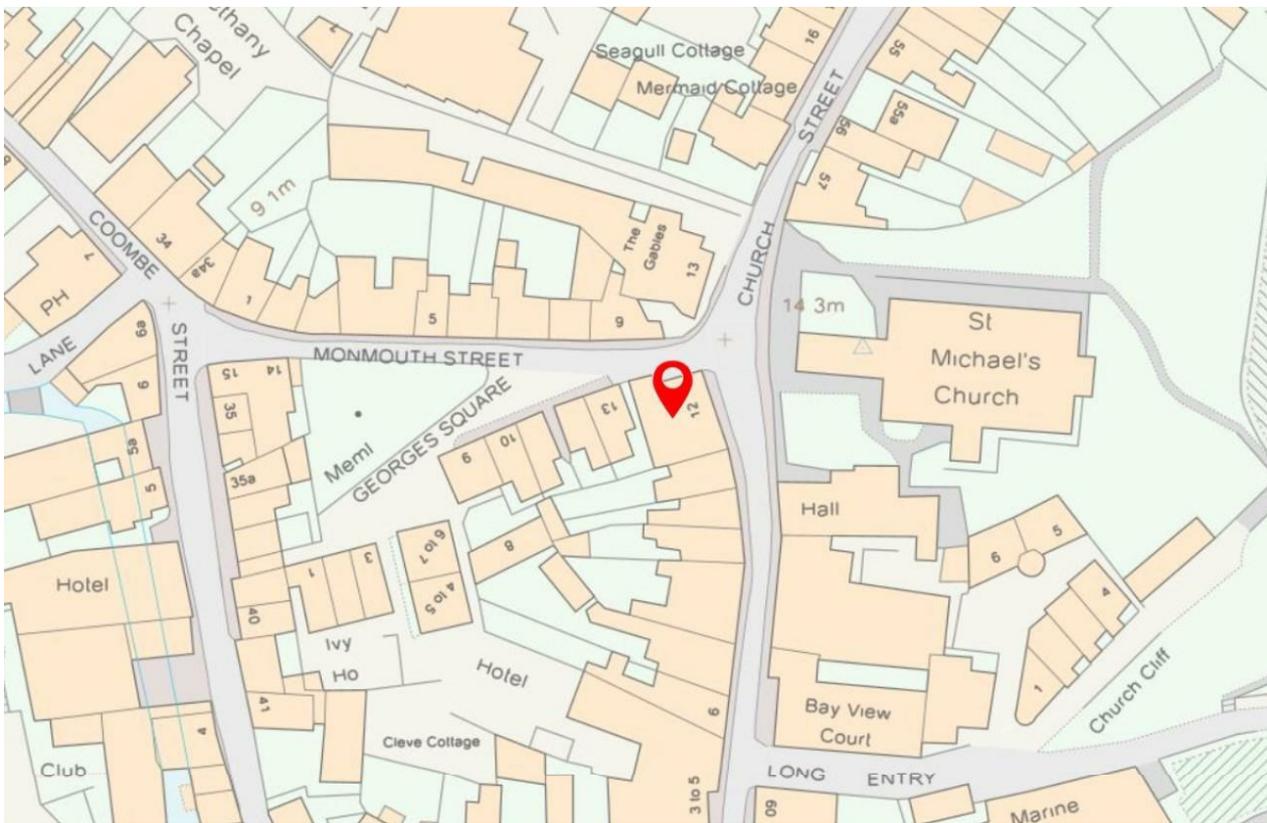
Ground Floor



Lower Ground Floor

Total Area: 318.2 m² ... 3425 ft².

Not to scale. Measurements are approximate and for guidance only.



NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
 - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. [S4447](#)

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