



Dorset Cottage, Haye Lane







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Lyme Regis, Dorset, DT7 3NH

Walking distance to Lyme Regis. 6 miles to direct rail link to London.

Located in a popular area of Lyme Regis, this charming detached home combines traditional character with coastal living. Built in a Tudor-inspired style, it offers flexible 3/4 bedroom accommodation, a double garage with workshop, and a private garden with a large terraced area perfect for relaxing or entertaining. With its peaceful setting yet within easy reach of the town, beach, and South West Coast Path, it provides an ideal opportunity for a seaside retreat or a comfortable main residence.

- Coastal location
- Garage and workshop
- Two receptions plus study/bed 4
- Kitchen/breakfast room
- Private drive and wrap around gardens
- Option for downstairs living
- Three beds two bathrooms
- Utility room and downstairs WC
- Chain free
- Freehold CTB F

Guide Price £750,000

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The property

Tucked away in Lyme Regis, this detached home offers flexible living, private gardens, and the chance to create a truly personal coastal retreat. Built in the 1980s with standard brick and cavity construction and Tudor-style detailing, the property is set centrally within its plot, complemented by a double garage, workshop, and private driveway.

Lovingly maintained, it's ready to move into while still offering scope for light modernisation.

Accommodation

The entrance hall provides access to a formal dining room on one side and a comfortable living room on the other, complete with a brick fireplace and doors opening to the terrace.

The kitchen/breakfast room offers a practical layout with a range of units, a gas hob, electric oven, and feature wine rack. A utility/boot room sits alongside with direct access to the garden.

Also on the ground floor is a flexible bedroom or study with shower and sink, plus a cloakroom, making single-level living an option.

Upstairs are three double bedrooms, all with built-in wardrobes, including a principal with en-suite shower room. A family bathroom and useful landing storage complete the first floor.

Outside

The garden is a real feature, planted with mature shrubs and offering plenty of colour throughout the seasons. A large terraced area provides an ideal space for sitting out and entertaining, while a summerhouse and greenhouse add further appeal.

The driveway leads to a double garage with eaves storage, and an attached workshop to the rear.





Location

Lyme Regis is a much-loved coastal town, famous for its historic Cobb harbour, charming period streets, and access to the UNESCO World Heritage Jurassic Coast. The town offers schools, independent shops, supermarkets, and a wide choice of cafés and restaurants.

The award-winning sandy beach and South West Coast Path are just moments away. For wider travel, Axminster provides a mainline rail service to London and Exeter, with road connections to Dorchester and beyond.

Services

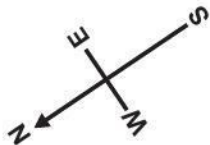
Mains water, gas, electricity, and drainage. Gas central heating.

Broadband - Standard up to 17Mbps and Superfast up to 78Mbps.

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).

What3Words///registry.disbelief.predict



Approximate Area = 1658 sq ft / 154 sq m
Garage = 382 sq ft / 35.4 sq m
Outbuilding = 201 sq ft / 18.6 sq m
Total = 2241 sq ft / 208 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: 1349449



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



