



Orchard End

Ware Lane, Lyme Regis, Dorset, DT7 3EJ

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A superb detached residence located in a much sought-after position on the outskirts of the town with stylish accommodation and charming gardens with several outbuildings

- Stunning position within a mile of the town
- Just over ½ mile picturesque walk to Monmouth Beach
- 1920s house with accommodation of great character
- Well-established garden of circa 0.3 acre
- Detached studio, home office and various outbuildings
- Delightful leafy outlook and glimpses of the coast & sea
- Porch and reception hallway
- Living room with woodburner and snug
- Kitchen/dining room with French doors onto the terrace
- Utility room and cloakroom
- Stunning triple aspect principal bedroom suite
- Two further bedrooms and bathroom

GUIDE PRICE £1,100,000

SITUATION

Orchard End is located in a superb position on the country outskirts of the town and sits on a highly desirable lane which is home to many prestigious residences. The property has the best of both worlds being within a mile drive of the town, yet being situated amongst some of the county's most picturesque countryside. The South West Coastal Path is just minutes away which offers a stunning half mile walk down to Monmouth Beach and the Cobb and from which there a magnificent views over this breathtaking stretch of the World Heritage Jurassic Coast.

Lyme Regis has an extensive range of independent shops and boutiques and is famous for its historical Cobb Harbour, handsome waterfront and beautiful pebble and sandy beaches. There are also many recreational and sporting facilities that include sailing and GIG rowing clubs, bowls, sea fishing and a well-respected golf course which sits on the top of the cliff.





The busy market town of Axminster lies approximately 6 miles to the north-west, which also has an excellent variety of shops and a mainline rail link to London Waterloo. There are some excellent schools close at hand and the property falls within the catchment area of the 'outstanding' Woodroffe School and Colyton Grammar School, one of the country's top mixed state schools, is just 6 miles away.

THE PROPERTY

Orchard End dates back to the 1920s and was formerly a modest cottage before being significantly enlarged and remodelled in the early part of the 21st century. This resulted in the particularly stylish home we find today which has some superb features such as the gabled dormers and deep roof overhang which forms a superb covered seating area on the western elevation. The property is of traditional construction with principally rendered walls under a tiled roof and it has a delight south-easterly orientation with superb views over the gardens to the adjoining countryside and with several of the rooms having glimpses of the sea and coastline in the distance.

The accommodation is beautifully light and flows particularly well with the impressive entrance hallway sitting at the heart of the house giving access to the reception rooms. This has an oak floor and a galleried staircase with an understairs cupboard. The L-shaped sitting room is certainly worthy of note and this has been divided into two seating areas with a snug with built in shelving and the living space with an attractive fireplace with wood burner and French doors which open onto the covered pergola. The dining room also has two sets of French doors and opens into the kitchen which has been well fitted and features an oil-fired Rayburn, electric oven and a gas hob.



To the first floor there are three bedrooms, the principal of which is a stunning triple aspect room which has glorious views through the gable windows and an en-suite shower room. The third bedroom is currently used as a study, however, there is plenty of scope to have office space in the garden where there is both a detached studio and home office.



GARDENS & GROUNDS

The property is approached from Ware Lane through double timber gates which lead to a brick driveway which provides parking for several vehicles. Adjacent to this is a detached garage building with open carport and workshop with two sets of double doors. The gardens surround the property and are bordered by mature hedging making the house particularly private and there are many different seating areas to make the most of the sunshine throughout the day. To the side is a paved terrace which is covered by the impressive angular overhang in the roof and this opens onto the large rear patio with its pergola.

The gardens are in the main lawned and there is a productive kitchen garden area with raised beds, green house and small orchard. Besides this are a range of useful outbuildings which include various stores and an open log store. Steps then rise to a decked seating area and the superb detached insulated home office which has a soft fruit cage alongside. Another notable feature at Orchard End is the detached studio which is a great multipurpose room (previously being used as an art studio) which is semi vaulted and has a log burner and a covered seating area.





DIRECTIONS

From Lyme Regis High Street, head out of the town in a westerly direction on Pound Street and continue up the hill passing the Holmbush Carpark on your left hand side. Follow the road (now Sidmouth Road) for a further 400m turning left into Ware Lane. Continue along Ware Lane for about 400m and Orchard End will be found on your left hand side.

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TENURE & SERVICES

Freehold. Mains electricity and water. Private drainage (septic tank). Gas-fired central heating and an oil fired Rayburn.

LOCAL AUTHORITY

East Devon District Council - 01404 515616.
Council Tax Band: F.

ENERGY PERFORMANCE CERTIFICATE

Rating: C.

FLOOD RISK

Flood risk information can be checked through the following: www.gov.uk/check-long-term-flood-risk

BROADBAND & MOBILE

The seller has advised us that Broadband is available at the property. Broadband availability at this location can be checked through: checker.ofcom.org.uk/
Mobile coverage can be checked through: checker.ofcom.org.uk/en-gb/mobile-coverage

Approximate Area = 1778 sq ft / 165.2 sq m (excludes carport)

Limited Use Area(s) = 115 sq ft / 10.6 sq m

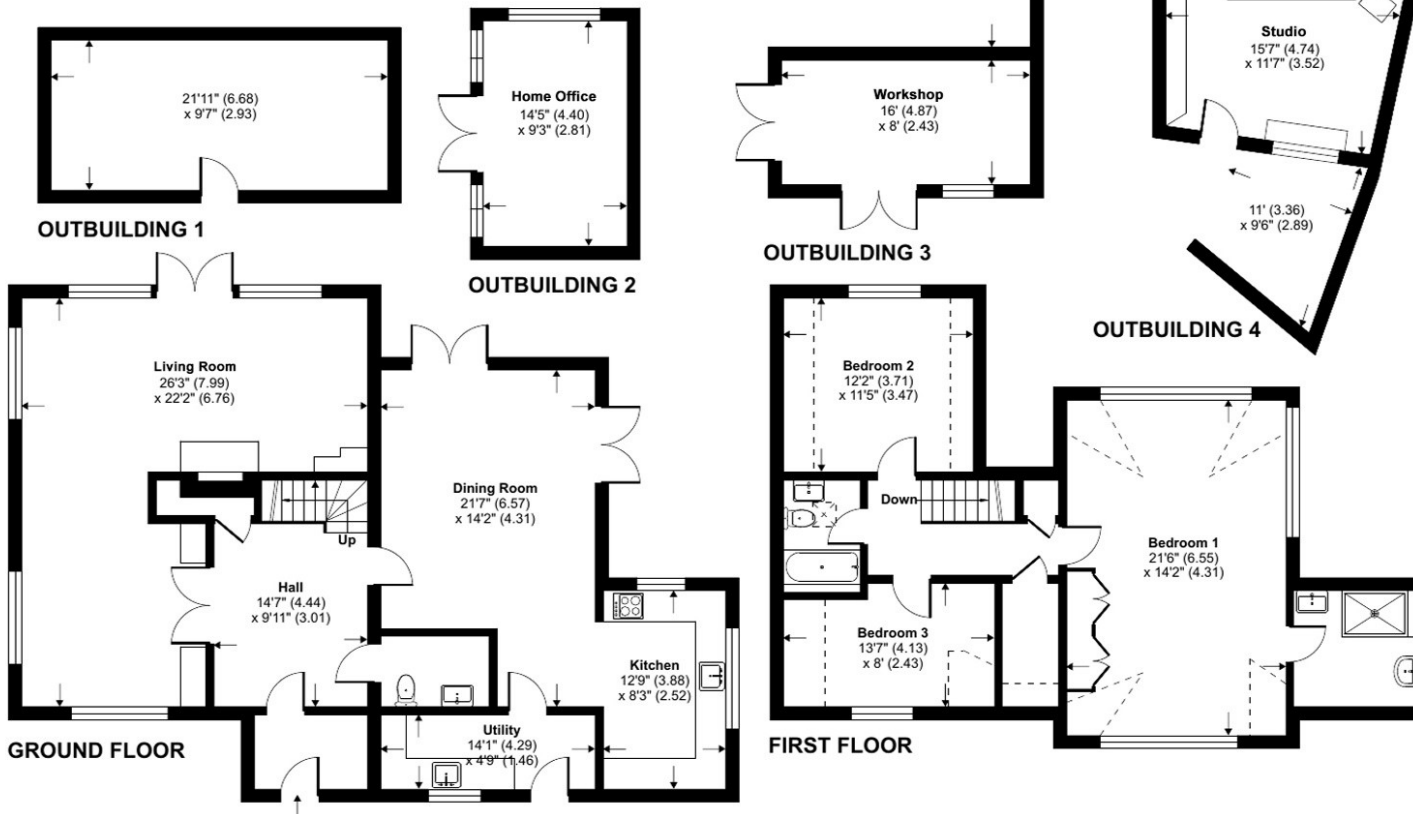
Outbuildings = 618 sq ft / 57.4 sq m

Total = 2511 sq ft / 233.3 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Humberts. REF: 1236122

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