

STAGS

Hamilton House

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Coombe Street, Lyme Regis, DT7 3PR

Old Town location 1 minute flat walk to the seafront and town.

A substantial period house with self-contained shop in a picturesque setting, very close to the town centre and seafront.

- Charming period cottage
- 4-5 Bedrooms, 2 bathrooms
- Many character features
- Self-contained shop (currently let)
- Ideal home and income/investment opportunity
- Generous 1962 sqft
- 3-2 Reception
- Town and sea views
- Very rare opportunity
- Freehold. Business Rates (currently 100% relief)

Offers In Excess Of £555,000

THE PROPERTY

Hamilton House is a substantial, historic, period house together with self-contained shop, within the heart of this sought after town and just back from the seafront/town. It is understood to be one of the oldest buildings in Lyme Regis and listed grade 2, of architectural or historic importance, with main walls of solid stone and brick rendered externally under a slate roof. Some 15 years ago it was subject to extensive refurbishment to a very high standard.

The accommodation is very spacious and well presented and has many interesting character features, typical of its period, including sash windows with landmark Georgian bay window, panelled doors, ornate fireplaces and exposed beams. From the upper floors there are lovely views over the town rooftops, taking in the town mill, the church, Monmouth Square and to the sea.

The excellent modern facilities include gas-fired central heating, well equipped kitchen with range cooker, dishwasher and modern bathroom/shower rooms.

The house is currently used for holiday lettings and the shop is let, making it an ideal investment. Alternatively, this is an ideal home and income opportunity.







The accommodation extends to:

Hamilton House
Upper ground floor - Kitchen, dining room, inner hall.
First floor - Landing, living room, bedroom, bathroom
Second floor - Landing, 2 further bedrooms, shower room
Third floor - Attic 4th bedroom, attic 5th bedroom/reception room

The Shop
Shop/retail unit, 2 store rooms, cloakroom.

HOLIDAY LETTING HISTORY

A successful holiday letting business has been operated generating excellent revenue.

The property is available with the benefit of forward bookings and the comprehensive contents.

THE SHOP/COMMERCIAL UNIT

Currently let with a rent of £7,008 per annum until 2027. A copy of the lease is available on request.

SITUATION

Hamilton House occupies a very picturesque and highly convenient situation in the heart of Lyme Regis Old Town and within the conservation area. It is only some 1 minute's flat walk to the town centre and seafront. Close by is a memorial garden in Monmouth Street and the artisan quarter centred around the town mill (working water mill, art galleries, restaurants, cafe, brewery and craft workshops).

Lyme Regis forms part of the stunning Jurassic World Heritage Site with a thriving town centre offering convenience and bespoke shopping of a wide variety as well as a number of renowned popular restaurants and hotels. The area is designated as an Area of Outstanding Natural Beauty (AONB) and has excellent walking and water sports opportunities. The market towns of Axminster and Bridport are also within easy reach, the former with rail services to London Waterloo.

SERVICES

All mains services. Gas-fired central heating (the house).
Broadband - Standard up to 12Mbps and Ultrafast up to 1000Mbps.
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).

VIEWINGS

Strictly by appointment with Stags Bridport (subject to holiday bookings/changeover days with the house).

DIRECTIONS

On entering Lyme Regis from the Charmouth side, proceed down Charmouth Road into Church Street and turn right (opposite the church) into Monmouth Street then take the 2nd left into Coombe Street and Hamilton House is 1st on the left.

We would recommend parking in one of the Council car parks.

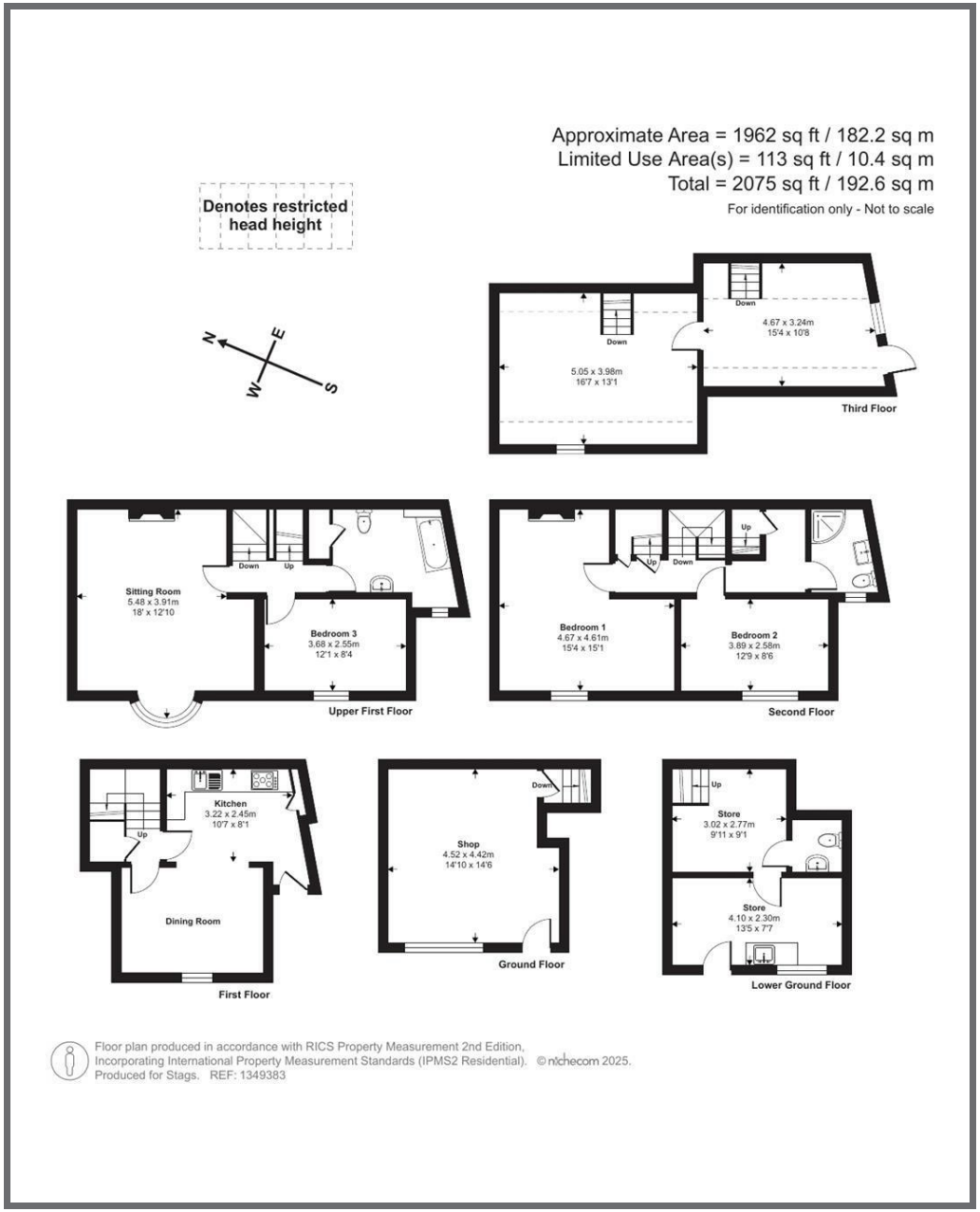






IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.





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