



The Tudor

# The Tudor

4 Church Street, Lyme Regis, Dorset, DT7 3BS



Bridport 9 Miles Honiton 15 Miles

## A fascinating, versatile home located close to Lyme Regis seafront

- Fabulous Period Home
- Grade II Listed
- Town Centre Location Close to the Seafront
- Endless Character Features
- 6 Spacious Bedrooms
- Courtyard Garden and Parking for 2 Cars
- Shop/Gallery Premises
- Bed and Breakfast/AirBnB Potential

Guide price £725,000

### THE PROPERTY

The Tudor is arguably among the most charming and historically significant properties in Lyme Regis. Dating back to around 1570, The Tudor is Grade II Listed with fabulous period features throughout, giving a sense of the history behind this magical home. Once the principal part of The Tudor House Hotel, there remains enormous potential for guest house use, with 2 successful bed and breakfast rooms currently in operation alongside a shop/gallery premises and spacious family accommodation. Further benefits include 2 off road parking spaces and a charming west-facing courtyard garden.

The charming gallery is somewhat of a gateway to the wonders within, including an elegant sitting room with an impressive stone fireplace and floorboards. The lower ground floor is arranged as one large, open plan kitchen/family room. This incredible space centres around a medieval well, the stone of which is inlaid with fossils, and features extensive beams, flagstone floors and wooden pillars.

A graceful wooden staircase rises to the first floor where three magnificent double bedrooms can be found. The two at the front of the house, which are used for Bed and Breakfast letting, both enjoy ensuite shower rooms. Also on this floor is a useful cloakroom. Three more bedrooms can be found on the second floor including a stunning principal bedroom with a vaulted ceiling and dual aspect windows to the rear. There is also a luxurious bathroom, the centrepiece of which is a fabulous claw footed roll top bath.

### OUTSIDE

The Tudor enjoys the enormous benefit of a rear courtyard-style garden which is

thoughtfully landscaped for easy maintenance. With a west facing aspect and double doors leading into the kitchen/family room, this is a wonderful place to relax, dine or entertain alfresco. The property benefits from two allocated parking spaces to the rear, to which there is a pedestrian right of way from the back of the property across a neighbouring courtyard.

### SITUATION

The Tudor is situated a short walk away from the seafront which forms part of the World Heritage Site Jurassic Coast. The town has a thriving heart offering convenience and bespoke shopping, as well as a number of renowned restaurants and hotels. Day to day amenities include a health centre, churches, well regarded primary and Woodroffe secondary schools and a charming independent theatre. The region is designated as an Area of Outstanding Natural Beauty and has excellent opportunities for many outdoor pursuits, including wonderful walks. There is a mainline station at Axminster, from which regular services operate to London (Waterloo) and Exeter, making the area an ideal weekend or holiday retreat.

### SERVICES

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

### VIEWINGS

Strictly by appointment with the vendors' selling agents, Stags Bridport office, telephone 01308 428000.

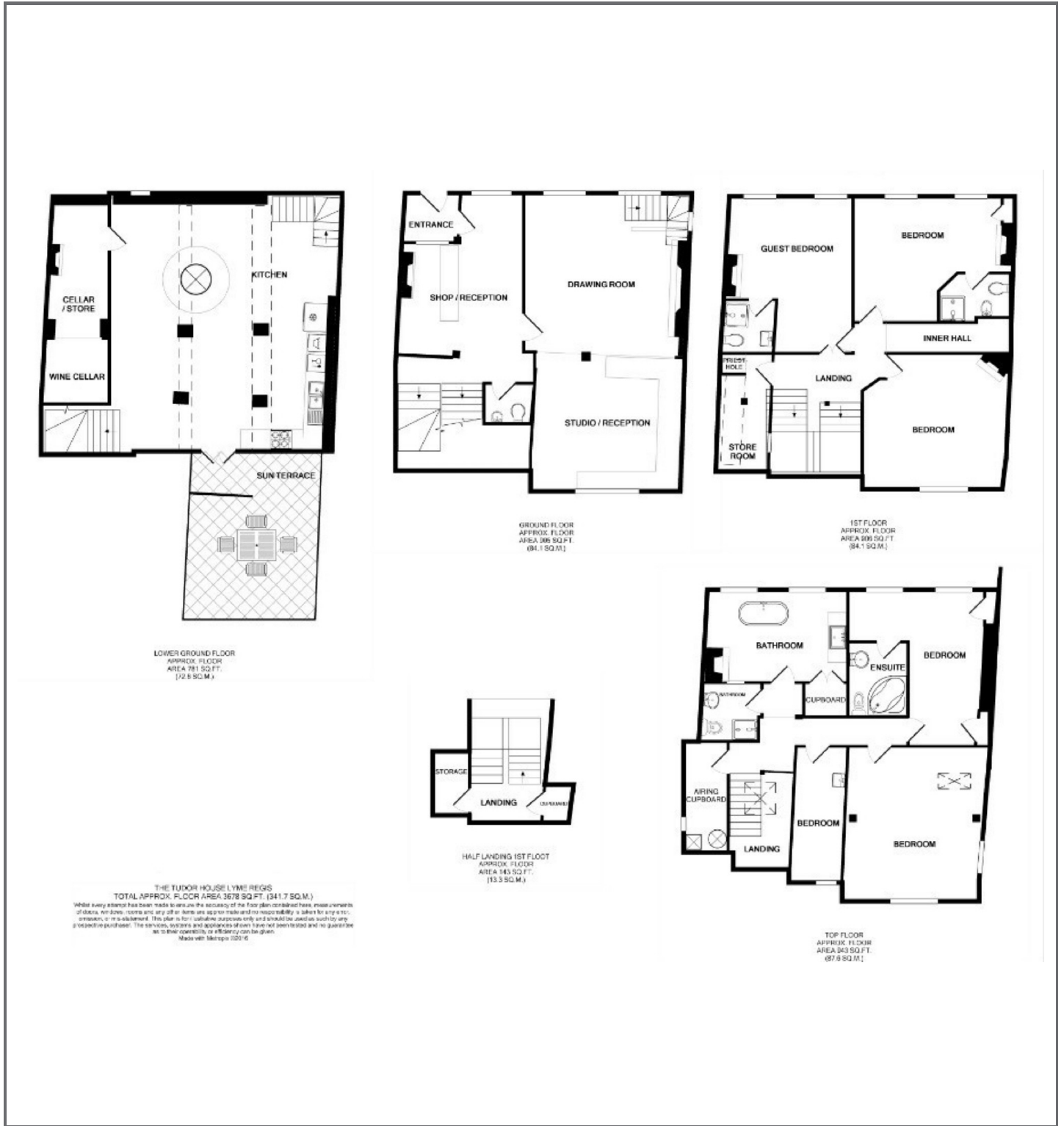
### DIRECTIONS

From Bridport follow the A35 towards Honiton. Pass the Charmouth turning and at the roundabout take the second exit towards Lyme Regis. Continue into the town and the property can be found on the right shortly before the Marine Theatre.



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These particulars are a guide only and should not be relied upon for any purpose.



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