

INIGO



Eagle House II

LYME REGIS, DORSET

£1,295,000 FREEHOLD

Set in the heart of Lyme Regis, this Grade II-listed house has spectacular views of the Jurassic Coast from its upper storeys. With its origins in the 17th century, the house was extended in the early 19th century and has been thoroughly restored by its current owners. Original details and fittings include sash and bay windows, stone rubble walls and a magnificent round-headed doorway with a fanlight. The home unfolds across around 3,490 sq ft, including a three-storey outbuilding currently used as a workshop, studio and office. Although in the centre of the town the house features a large peaceful garden to the rear, a suntrap with both paved and lawn areas. The house is remarkably well-placed, mere minutes from both the beach and the high street.

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We've written about life in Eagle House in greater depth.

Setting the Scene

The main building dates from the 1825 and was built for a local landowner while the rear is older, probably having its origins in the 17th century.. Reused oak lintels in the kitchen and dining room are the remains of wattle-and-daub partitions dating from the 15th century, Old photographs of the side elevation of the house show louvres in the place of windows, suggesting that the building may have been used as a warehouse for wool.



Its current owners, two ex-illustrators, have lovingly restored the house, adding their own bespoke features and detailing, including an ornate Georgian-style doorcase, a fully panelled reception room, wonderful double-height breakfast room spanned by the original timber beam.

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The Grand Tour

This magnificent house is nestled in a quiet pedestrian lane moments from the pretty town centre and a three minute walk from the beach. Original stone walls have been washed in a fresh ivory hue, with window frames and front door painted in a sage tone. A magnificent doorcase with an elaborate fanlight forms the entrance to the house. To the left of the main entrance, a wrought-iron gate provides side access to the house and studios. On entry, a grand open-plan panelled hall painted in the same sage green hue as the exterior trim, creating a wonderful sense of coherence between inside and out. Large sash windows with window seats bathe the room in natural light, while pine parquet flooring runs underfoot. It possesses an elegant cast-iron fireplace forms the focal point.

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Two sets of double doors along the hallway lead to a light filled double-height breakfast/dining room. Here, the soaring ceiling is bisected by a magnificent suspended timber beam, while large terracotta tiles run underfoot. A set of arched French doors leads to a courtyard and up steps to the garden beyond. Steps down take you to the bespoke kitchen with an elegant arched window that originally formed part of an old mill. White-painted stone walls are complemented by solid cherry wood joinery and worktops. This leads to a large utility room with a window seat and ample built-in storage including larder and utilities. There is also a WC and a storage room on this floor, while an external door in the hallway provides side access to the house.

A set of shallow steps descends from the breakfast room to the hallway. Where a staircase winds up to the first floor. Two large reception rooms are situated at the front divided by a bifold door. Both rooms have window seats with rooftop views and ornate fireplaces. The larger of the two has fitted arched alcove storage and gas wood burner and makes an excellent snug in the winter months.

Two rooms on this floor are currently used as a sewing room and music room. Between these two rooms, a Juliet balcony on the landing has views over the hallway and breakfast room below, with spectacular glazing occupying the upper part of the void.

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On the second floor are three bedrooms. The master bedroom has its original fireplace. Two large sash windows offering sweeping views of the coastline. An en suite bathroom with a bathtub and pretty tiling is attached and also has views towards the sea. There are two additional bedrooms on this floor, alongside a spacious bathroom with wood-panelled detailing.

A three-storey outbuilding sits to the rear of the house. A set of stone steps leads down to the ground floor currently a workshop but previously used as retail premises. Ascending the steps brings you to a bright, light-filled space currently used as a studio. Whilst on the second floor is an office space with far-reaching views of the rooftops, cliffs and sea beyond. There is also a WC on this floor. It has great potential. Indeed, planning (now lapsed) was obtained some ten years ago to convert it into letting accommodation.

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The Great Outdoors

To the rear of the house is a wonderful garden arranged over three levels. From the breakfast room, French doors unfold onto a paved courtyard area with ample space for outdoor dining and entertaining. Flint, lias and lime walls embraced by ivy create a true sense of privacy. A set of steps ascends to a further paved terrace. Here, a double-sided pergola provides a shady retreat in both the front and rear-facing parts of the garden. An ornate mosaic fountain crafted by the current owners is also found here.



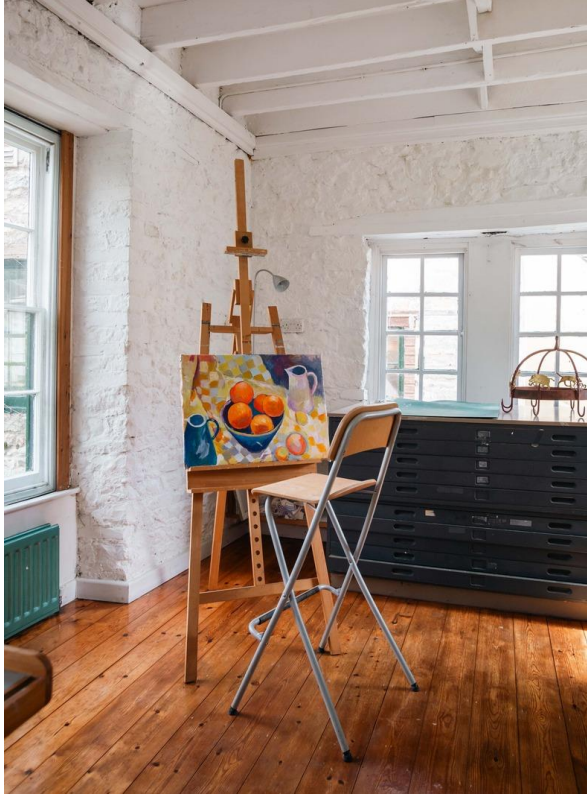
Beyond is a mature garden consisting of a lawn, bordered by established rose beds and two apple trees. Set on a low mound sits a second chinoiserie pergola inspired by Georgian viewing mounds. It provides captivating views of Golden Cap and the Dorset coastline.

To the rear of the garden a rose arch leads to a vegetable garden with a greenhouse and 8x12 garden shed. A back gate leads to the wooden trellised carport which provides space for two cars.

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Out and About

Lyme Regis is on the border of east Devon and west Dorset, in an Area of Outstanding Natural Beauty known for its dramatic rolling hills, ancient woodlands and Roman forts. The beaches around Lyme Regis are a wonderful dock for fishing, rowing, and swimming year-round. Sea swimming groups gather at Lyme, where calmer waters are sheltered by the arm of the Cobb, and there is also a gig rowing club, a sailing club and a boat building school. Lyme Regis has a great selection of independent shops, including Lyme Regis Book Shop, a wonderful fishmonger near the harbour, Papa Luca Vintage and Ryder and Hope. There is also a museum and a theatre for music, theatre, comedy, and National Theatre Live screenings.

The area is renowned for local food producers and independently run cafés and restaurants. Trill Farm Garden is a community of local organic market gardeners who offer weekly boxes of fresh vegetables, while In My Back Yard delivers food from various nearby producers. Tom's Lyme Regis is a lovely restaurant on the seafront specialising in local produce; it's also a great spot for a morning coffee with a sea view. Tapas restaurant, Strawberry Tree, brings a slice of southern Spain to west Dorset, while Lilac wine bar and restaurant offers excellent food. Friendly neighbourhood spot Poco Pizza has an upstairs terrace overlooking the beach.

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The South West Coast Path is also easily accessible. Stonebarrow, owned by the National Trust, is a 12-minute drive away in Charmouth. The location also provides ease of access to the Jurassic Coast, a hugely diverse and beautiful landscape underpinned by the incredible geology of global importance. In 2001, it was inscribed as a UNESCO World Heritage Site for the outstanding value of its rocks, fossils and landforms. The Jurassic Coast begins at Orcombe Point in Exmouth, Devon, and continues for 95 miles to Old Harry Rocks, near Swanage, Dorset.

There are state-run primary and secondary schools in Lyme Regis, and a grammar school in nearby Colyton. There are also private options within driving distance.

The nearest train station is at Axminster, a 16-minute drive away, with direct services running to London in around two hours and 45 minutes.

Council Tax Band: G

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.