

UPLYME HOUSE

WOODHOUSE FIELDS, UPLYME, LYME REGIS, DORSET



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WOODHOUSE FIELDS • UPLYME
LYME REGIS • DORSET • DT7 3SH

Lyme Regis about 2 miles • Axminster about 4 miles
Bridport about 12 miles • Exeter about 33 miles

*The convenience of a recently built
house with period elegance*

Ground Floor:

Pillared porch • Reception hall • Cloakroom • Dining room
Sitting room • Study • Play room • Drawing room
Kitchen/breakfast room • Utility room

First Floor:

Large landing with linen cupboard and balcony
Master bedroom with dressing room and en suite bathroom
3 further guest bedrooms with en suites and walk-in wardrobe
(previously a child's bedroom)

Second Floor:

Landing • 2 further bedrooms (one previously a gym) and
shower room

Outbuildings • Landscaped gardens • Courtyard garden

Integral triple garage with remote controlled roller doors
Boiler room

EPC - C





SITUATION

Uplyme House has an extremely private setting located at the end of a bridle path within an Area of Outstanding Natural Beauty. Uplyme itself is a small village approximately 2 miles from the town centre of Lyme Regis, with an excellent range of facilities including school, church, village hall, shop/post office and cricket club. Lyme Regis is a much sought-after coastal town and the pearl of the Jurassic Coast with World Heritage Site Status. Here you will find a range of shops and restaurants to include 'Hix Oyster & Fish House', the famous Cobb harbour, the setting of the film "The French Lieutenant's Woman" and Jane Austen's "Persuasion", and Lyme's sailing, bowls and golf clubs and the Marine theatre. Nearby, Axminster offers a mainline railway station with an hourly service to Waterloo. Local schools include Mrs Ethelston's CE Primary Academy at Uplyme and Woodroffe Secondary school that is renowned for outstanding Ofsted reports.



DESCRIPTION

Uplyme House was designed by the current owners to an extremely high and personal specification and offers spacious and versatile family accommodation over three floors. The property oozes quality from the moment you step through the front door with oak flooring and full twist staircase to a galleried landing. Benefits include underfloor central heating throughout, UPVC double glazing (mostly sash windows), high ceilings with deep Georgian style cornices in all the main rooms, bespoke farmhouse-style kitchen with built in appliances, triple aspect drawing room, far reaching countryside views and large balcony from the first floor. All bedrooms on the first floor have en suite facilities with a further shower room on the second floor. The ground floor flows through to a large drawing room, separate sitting room, dining room, play room and study giving plenty of options for peace and quiet. French doors from most ground floor rooms lead onto the courtyard garden.

GARDENS AND GROUNDS

Set within a plot of approximately 1.6 acres, the property is approached through electronic double wooden security gates to a bay tree lined driveway and parking area. The expertly designed gardens are split into several sections to include a french-style Parterre, children's garden area, gazebo and walk through pergola to a bespoke summer house. Further outbuildings include a children's play house and gardener's store/shed. The rear of the property offers a large courtyard garden, ideal for entertaining and alfresco dining with flood lighting, barbeque area, 100 year old olive tree, water feature, awning, outside wc and gated side access.

OUTGOINGS

East Devon District Council. Tel: 01395 516551.

Council Tax band H

SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating with underfloor heating throughout.

FIXTURES AND FITTINGS

Only those mentioned in these sales particulars are included in the sale. All others such as curtains, carpets, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation.

DIRECTIONS

From the A35, at Raymonds Hill, by the Hunters Lodge pub turn towards Uplyme/Lyme Regis. Proceed into Uplyme and after the filling station and village hall turn right onto Gore Lane. At the junction turn right onto Venlake and follow his road for approximately half a mile. Turn right into Woodhouse Fields and the property can be found on the left.

VIEWINGS

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property.



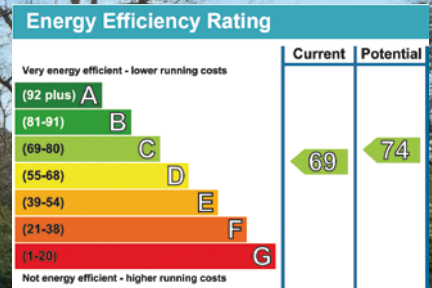


UPLYME HOUSE

Approximate Gross Internal Area:

425.8 sq.m. / 4583 sq.ft.

(Excludes void, store, WC & includes garage)



IMPORTANT NOTICE:

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