



Knollside

Lyme Road, Uplyme, Lyme Regis, Dorset.

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A superb period residence with particularly adaptable and well-proportioned accommodation, set in about 2.5 acres and only two and a half miles from the beach at Lyme Regis.

- Entrance hallway
- Sitting room with Minster stone fireplace and bay window
- Dining room with French doors to the garden
- Study and cloakroom
- Kitchen/breakfast room
- Utility and pantry
- 5/6 bedrooms
- Bath/shower room, shower room and cloakroom
- Ground floor office
- Double garage and parking
- Gardens, grounds and paddock with a stable block
- In all about 2.5 acres



Guide Price £735,000

Situation

Knollside is located on the fringes of the popular village of Uplyme, the heart of which lies about half a mile away on the Devon/Dorset border. It has a range of everyday amenities including a shop, primary school, church, public house, garage and post office, as well as a tennis club and cricket pitch.





The town of Lyme Regis is only a couple of miles away and there is a delightful and picturesque walk from the south of Uplyme alongside the river Lym to the heart of the town. On the subject of walking, there are some superb country and coastal walks in the near vicinity which include the South-West Peninsular Coastal Path which stretches right along the Dorset and Devon coastline and from which the dramatic and beautiful scenery can be enjoyed. Lyme Regis has an extensive range of independent shops and boutiques and is famous for its historical harbour and Cobb. There are also many recreational and sporting facilities which include a sailing club, bowls, sea fishing and also a well-respected golf course which sits on the top of the cliff.

The busy market town of Axminster lies approximately 3 miles to the north-west and also has an excellent variety of shops which include Hugh Fearnley-Whittingstall's River Cottage shop and café, and mainline rail link to London (Waterloo). There are some excellent schools close at hand which include the woodroffe School which has recently been judged to be outstanding and Colyton Grammar School, one of the country's top mixed state schools, some 6 miles away.

The nearby A35 gives fast access to Exeter which has an international airport and Taunton with M5 motorway connections. The market town of Bridport, which has excellent shopping, sporting and leisure facilities lies approximately 10 miles to the east.



The Property

Knollside is an imposing detached residence, the principal part of which has origins dating back to circa 1820, however the cottage part of the property pre dates this. It has handsome elevations, typical of the Georgian era, with fine original small pane sash windows, ornate verandah and latter Victorian bay window.



The accommodation retains a wealth of character features as well as many well-proportioned rooms with high ceilings and large sash windows. Worthy of particular mention is the beautiful entrance hallway which has part panelled walls and a tiled floor, and the sitting room and dining room, both of which have attractive fireplaces, cornicing and picture rails. The dining room and two of the main bedrooms have the original marble fireplaces which are a real feature.

Although Knollside has a great deal of period charm, it has been the subject of a continued programme of updating and restoration by the current owners and has light and neutrally decorated accommodation with many of the modern conveniences one would expect. These include the delightful farmhouse kitchen which has a great range of units under granite work surfaces and modern bath/shower rooms.

The accommodation is particularly flexible and would suit large or extended families and could offer an annexe (subject to any necessary planning consents) by incorporating the ground floor office and two of the first floor bedrooms.

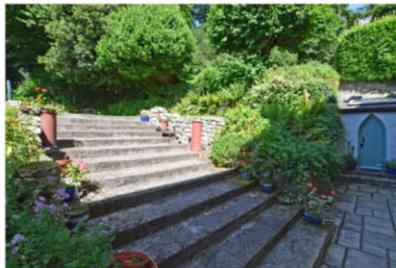
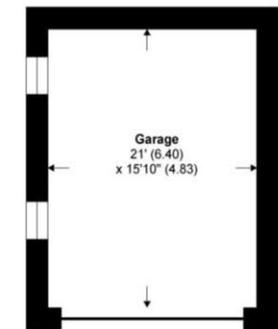
Gardens & Grounds

Knollside is approached from Lyme Road over a driveway which provides parking for several vehicle and continues to the double garage. To the front of the property is a terrace and the attractive verandah which covers the front door, whilst to the rear steps lead up to a level area of lawn. This then opens into a further lawned area where there is a summerhouse which has views over the orchard and kitchen garden.

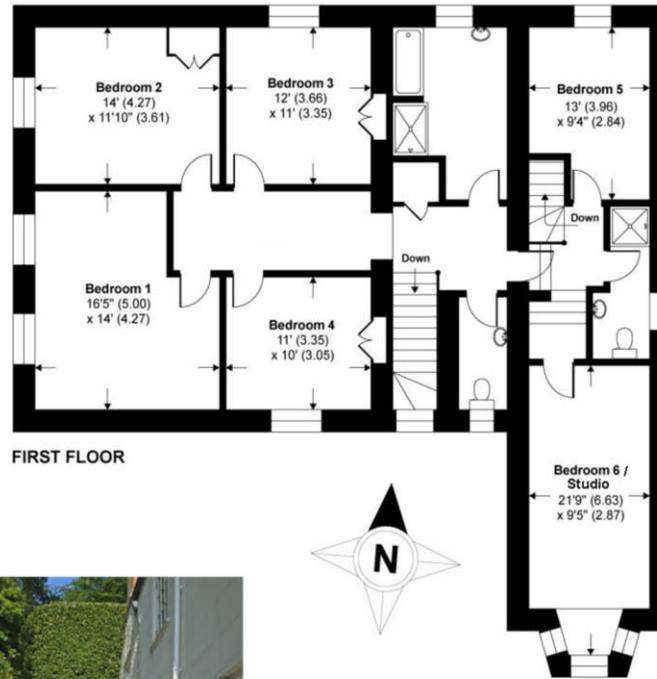
Further to the east is the paddock which has a westerly slope and there is a stable block and access onto a green lane which runs to the back of the paddock. In total the gardens and grounds extend to about 2.5 acres.







For Identification Purposes Only, Not To Scale.
 TOTAL GROSS INTERNAL FLOOR AREA 3221 SQ FT 299.2 SQ METRES
 MAIN HOUSE INTERNAL FLOOR AREA 2889 SQ FT 268.4 SQ METRES (EXCLUDES OFFICE)
 GARAGE INTERNAL FLOOR AREA 332 SQ FT 30.8 SQ METRES
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Directions

Travelling easterly on the A35, to the east of Axminster, turn right onto Lyme Road - B3165, signposted Uplyme and Lyme Regis. Continue along this road for about 1.2 miles and Knollside will be found shortly after speed restriction '30' signs, on the left hand side.

Local Authority

East Devon District Council - 01395 516551

Services

Mains electricity, drainage and water.
 Oil-fired central heating.

Viewing

By appointment through Humberts,
 Honiton - 01404 42456

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(56-68)	D		68
(39-54)	E		
(21-38)	F	30	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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