



**Crogg House, Crogg Lane, Uplyme, Lyme Regis DT7 3TN**

**welcome to**

## **Crogg House, Crogg Lane, Uplyme, Lyme Regis**

Fox & Sons are delighted to bring to the market this beautiful and much loved detached three bedroom family home, situated on a one-way lane in the village of Uplyme and set within a pretty walled garden.

### **Entrance Hallway**

Entered via uPVC front door with double glazed insert and uPVC double glazed window to side aspect, understairs cupboard, stairs rising to first floor, exposed wooden floorboards, radiator and ceiling light point

### **Lounge**

13' 4" x 15' 2" ( 4.06m x 4.62m )  
uPVC double glazed bay window to front aspect overlooking garden, exposed wooden floorboards, fully working wood burner with feature surround, radiator and ceiling light point

### **Kitchen/Dining Room**

21' max x 13' 9" max ( 6.40m max x 4.19m max )

Dining Area:

uPVC double glazed windows to rear aspect, exposed wooden floorboards, space for dining table and sofa, radiator and ceiling light point

Kitchen Area:

uPVC double glazed windows to rear and side aspects with countryside views, range of wall and base units with worktop over, tiled splashback, 1.5 stainless steel drainer sink, space for free standing electric cooker, space and plumbing for dishwasher, wall mounted boiler, recessed pantry with obscured glazed window with space for fridge/freezer, radiator and ceiling light point

### **Rear Porch**

Single glazed windows overlooking garden/driveway, solid oak door leading to garden/driveway, storage space for coats and boots

### **Landing**

uPVC double glazed window to side aspect, exposed wooden floorboards, built in airing cupboard, ceiling

light point, loft hatch leading to fully boarded loft space with pull down ladder, Velux skylight, power and lighting

### **Bedroom One**

14' 9" x 9' 6" ( 4.50m x 2.90m )  
uPVC double glazed bay window to front aspect overlooking garden, part mirrored built in wardrobes across one wall, radiator and ceiling light point

### **Bedroom Two**

12' 1" x 11' ( 3.68m x 3.35m )  
uPVC double glazed window to rear aspect with countryside views, radiator and ceiling light point

### **Bedroom Three**

9' 6" max x 7' 7" max ( 2.90m max x 2.31m max )  
uPVC double glazed window to front aspect overlooking garden, radiator and ceiling light point

### **Bathroom**

uPVC double glazed windows to side and rear aspects, panel bath with shower over, vanity unit with storage under, wash hand basin and low level WC, part tiled walls, heated towel rail and spotlights

### **Garden**

Charming wrap around garden from driveway to the south side of the house, stone wall enclosed providing privacy, predominantly laid to lawn with shrub and small trees to borders, patio seating area with wooden playhouse and pond, stone staircase in corner leading to a gate providing access to Crogg Lane (currently in use but could be used once again after clearing and repair)

### **Driveway**



Accessed through wrought iron double gates to paved parking area with space for 2 vehicles

### **Garage**

15' x 8' 1" ( 4.57m x 2.46m )

Up and over garage door, glazed window to rear aspect, built in workbench, power and lighting

### **Outhouse**

16' 5" x 20' 2" ( 5.00m x 6.15m )

Single glazed windows to front aspect, currently serving as utility room with power and lighting, space and plumbing for a range of domestic appliances



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## Crogg House, Crogg Lane, Uplyme, Lyme Regis

- DETACHED THREE BEDROOM FAMILY HOME
- WRAP AROUND GARDEN
- COUNCIL TAX BAND E
- PERIOD FEATURES
- PRIVATE DRIVEWAY, GARAGE & OUT HOUSE

Tenure: Freehold EPC Rating: D

**£495,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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