

# Chestnut Lodge, Uplyme, Devon

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# A **Dougals Fir-clad house** with two studio annexes in 5.5 acres in a private, hillside setting with sea and countryside views.

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## Summary of accommodation

### Ground Floor

Reception hall/games room | Sitting room | Living room | Kitchen/dining room | Principal bedroom with en suite bath and shower room  
Two further double bedrooms with en suite shower rooms | Single bedroom/study | West studio annexe incorporating kitchen/diner, double bedroom and en suite bathroom | North studio annexe incorporating bed/sitting room with kitchenette and en suite shower room | Decking

### Lower Ground Floor

Cinema room | Sauna | Shower room | Storage room | Two integral single garages  
Parking | Garden | Greenhouse | Soft fruit cage | Woodland

In all about 5.75 acres (2.33 hectares)

## Distances

Uplyme 1 mile, The Woodroffe School 2 miles, Lyme Regis town centre 2.5 miles, Axminster (Waterloo 2 hours 40 minutes) 4 miles  
Colyton Grammar School 6 miles, Bridport 12 miles, Exeter Airport (London City Airport 1 hour) 25 miles  
Dorchester 28 miles, Exeter city centre 30 miles  
(All distances and times are approximate)



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## Location

Chestnut Lodge is situated on a hillside about a mile from the village of Uplyme and the seaside resort of Lyme Regis just beyond it and is within an AONB bordering the world-renowned Jurassic Coast. The village has a primary school and pub and Lyme Regis has an excellent range of shops, post office/store, fuel station and local businesses including a GP and dental surgery. Lyme Regis also has the Marine Theatre for music, a cinema and further theatre and it benefits from hosting annual music and arts events including superb Jazz and Folk festivals (see [www.lymeregis.com](http://www.lymeregis.com)).

For transport links the A35 is just 2.7 miles away, there is a mainline rail service from Axminster to Waterloo (2 hours 40 minutes) and Exeter Airport is only 45 minutes' drive away. The area also offers a wide selection of schools from both the state and independent sectors.

The property is close to Woodroffe School for primary education and Colyton Grammar School (both OFSTED rated Outstanding) for secondary and there are several highly regarded independent schools nearby including Port Regis, Perrot Hill and the schools in Sherborne.

## The property

Situated below and well back from a quiet, little used country lane, Chestnut Lodge has a superb setting that is shielded on three sides by mature woodland, whilst its fourth side is open to a magnificent view down to Lyme Bay. The house's position means that it does not need height to make the most of the view and is built on a slope with nearly all the accommodation on one floor, with the remainder beneath on a lower ground floor.

Built in 1998, Chestnut Lodge is clad in mature Douglas Fir weather boarding, with a tiled roof with deep eaves and a timber balustraded balcony and deck that extends around its open south and east-facing sides. It is essentially U-shaped almost surrounding the deck on three sides, with the kitchen/dining room, living room and two self-contained studio annexes on one side and the sitting room and bedrooms on the other, connected by the reception hall/games room. The house's design incorporates excellent ceiling height with floor to ceiling, triple glazed windows.

The sitting, living and kitchen/dining rooms all having windows on the east



and south sides to capture the view and the best of the available natural light. Additionally, there are 16 carefully positioned skylights that allow more light into all the reception areas of the house. Other nice touches including timber and stone tiled flooring throughout the house along with wood burning stoves in the sitting room, living room and cinema that ensure that both sides of the house stay cost-effectively cosy in chilly weather.





The kitchen/dining room is generously sized and is fully fitted with a range of sleek, clean-cut base units under honed granite work surfaces plus several built-in electric appliances and a two-oven, gas-fired AGA. The house has four east-facing bedrooms, with the three largest being en suite. The fourth doubles as a study and has use of the shower room on the lower ground floor.

## Studio annexes and integral garaging

The house's lower ground floor encompasses the specific use accommodation such as the high-end acoustic designed cinema room, sauna and adjacent shower room at one end, two integral, large single garages at the other end, plus a 250 ft<sup>2</sup> storage room behind. On the western side of the upper ground floor are two self-contained studio annexes with their own integral kitchen and bathroom facilities. Both have lockable, connecting doors through to the living room. This means that the studios can easily be used as additional accommodation for the main house if required or could quite easily be combined into a larger, single level annexe for multi-generational living. They currently provide an income of £25,000 per annum.



## Garden and grounds

The house is approached via a 50 yard-long drive incorporating a good sized parking area next to the house with space for several vehicles. A side spur leads down to the garaging on the lower ground floor. The garden and grounds amount to about 5.75 acres (2.33 hectares) and have a wilder, natural feeling that immerse the house into its surroundings and are designed to keep day to day maintenance to a minimum. This is achieved by combining areas of mature woodland alongside Eco-diverse wild meadow with gravel and paved seating areas closer to the house.

## Services

Mains water and electricity. Private drainage (septic tank). Gas-fired central heating and AGA, 8Kw Photovoltaic panels with feed-in tariff. EV charging point. High speed Starlink home internet.

## Directions (Postcode: DT7 4SJ)

**What3Words:** smoothly.fuels.conceals

From the crossroads where the B3165 crosses the A35 just east of Axminster, head south by The Hunter's Lodge Inn onto the B3165/Lyme Road towards Lyme Regis. After about a mile and a quarter turn right onto Cathole Lane. The driveway entrance to the property, which is clearly marked, will be found on the left after about a third of a mile.

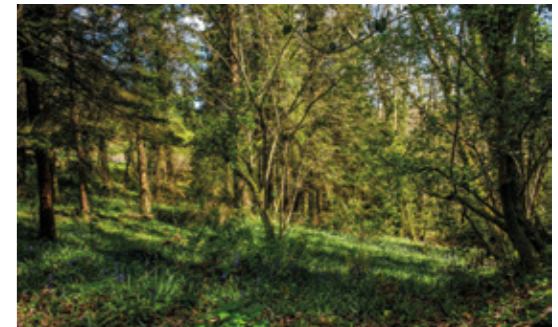
## Property information

**Tenure:** Freehold

**Local Authority:** East Devon District Council ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk))

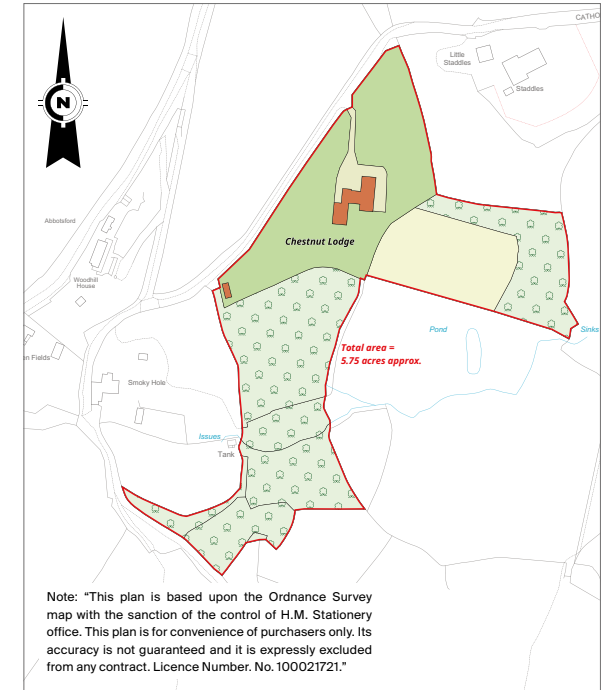
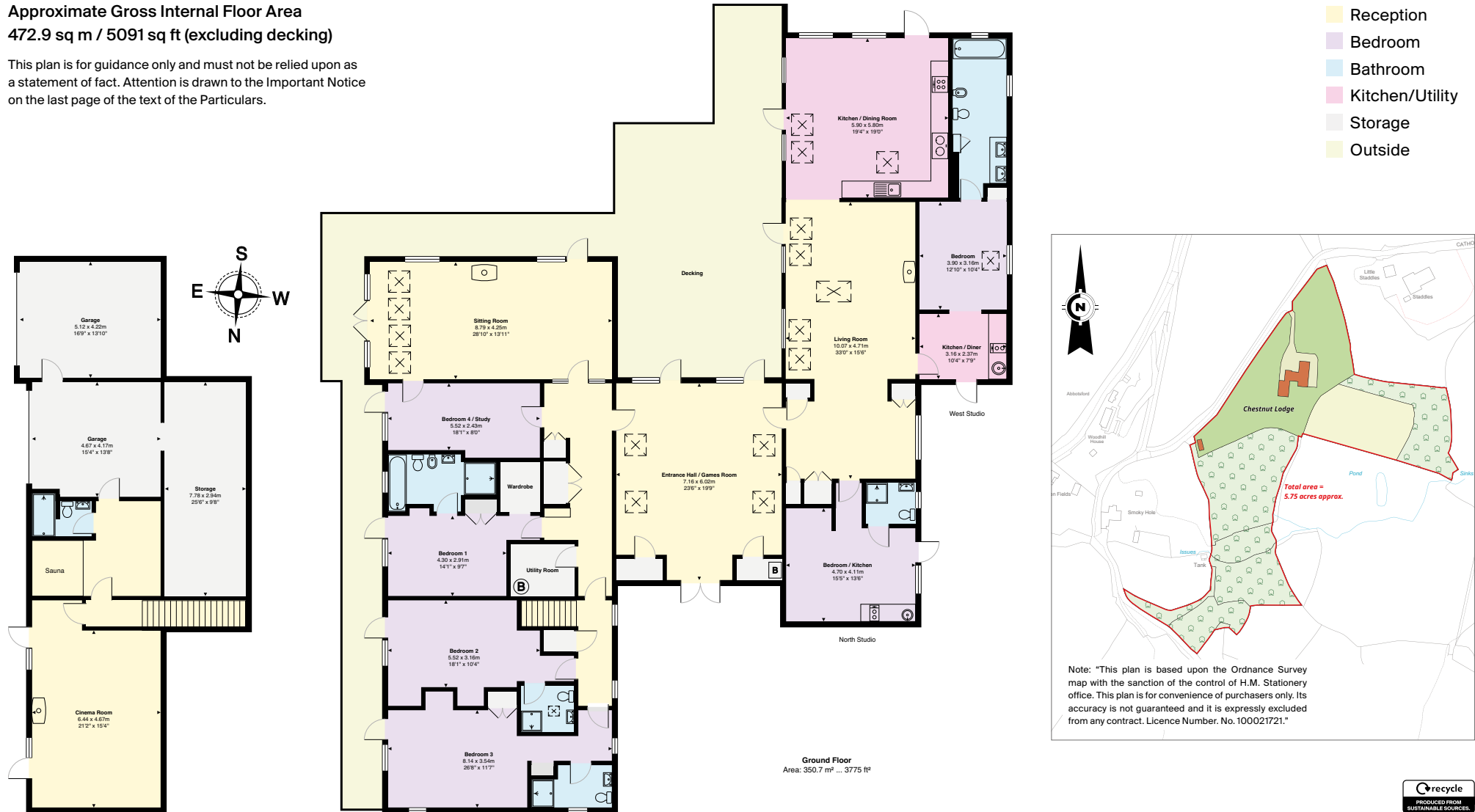
**Council Tax:** Band G

**EPC Rating:** D



**Approximate Gross Internal Floor Area**  
**472.9 sq m / 5091 sq ft (excluding decking)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2024. Photographs and videos dated April 2024.

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