



19, Barnes Meadow



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Uplyme, Lyme Regis, DT7 3TD

Lyme Regis: 1.2 miles Axminster: 4.4 miles Charmouth: 5.9 miles

A detached four-bedroom home boasting a stunning open-plan kitchen and living area. Located in a peaceful cul-de-sac, the property offers picturesque countryside views, a double garage, and a private driveway, all within the sought-after coastal village.

- Detached home
- Sought after village
- Double garage
- Cul-de-sac location
- Freehold
- Four bedrooms
- Impressive kitchen/living space
- Country views
- Council Tax Band F

Guide Price £750,000

SITUATION

19 Barnes Meadow is set in a quiet cul-de-sac within the popular village of Uplyme, which offers a wide variety of local amenities. These include the nearby petrol station, Post Office, village shop, church, highly regarded Mrs Ethelston's CE Primary Academy and The Woodruff School (secondary), a village hall with a cricket pitch and tennis club, and a public house.

The seaside town of Lyme Regis is very close by, with lovely beaches, a harbour, and the iconic Cobb. This thriving town offers bespoke shopping and dining, as well as a good provision of day-to-day amenities, including a health centre, churches, a library, and an independent theatre. There is a main line railway station at nearby Axminster with a regular service to London (Waterloo). The market town of Bridport is only about 12 miles to the east.

The area and the surrounding area is designated as the East Devon National Landscape with excellent walking opportunities easily accessible from the property, including the lovely walk along the River Lym to Lyme Regis.



DESCRIPTION

This exceptional property built of rendered elevations with some exposed brick, occupies a highly desirable position at the end of a tranquil cul-de-sac, offering generous living space spread across three beautifully appointed floors. Upon entering, you are greeted by an inviting entrance hall, complete with a downstairs WC, a boot room, and access to the integral double garage, featuring electric up-and-over doors for added convenience.

The true heart of the home is revealed on the first floor, where an impressive open-plan kitchen, dining, and living area takes centre stage. This expansive, light-filled space is ideal for both everyday living and entertaining, enhanced by two sets of bifold doors leading out to the garden, a large skylight, and underfloor heating in the living/dining area. The contemporary kitchen is fitted with high-end Neff integrated appliances, including an oven, microwave, larder fridge, dishwasher, CDA wine cooler, Siemens steam oven, and a Quooker tap for instant boiling water. Adjacent to the kitchen is a generously sized utility room, offering space for a washing machine, tumble dryer and under-counter freezer, with direct access to the garden and a cupboard housing the recently installed combi boiler (2022).

A separate sitting room further enhances the generous living space of the property, featuring a coal-effect gas fireplace and a window that offers a scenic view of the surrounding countryside. The first floor is completed by the master bedroom, which boasts a modern en-suite shower room and built-in wardrobes, providing both comfort and convenience.

On the second floor, you'll find three additional double bedrooms, one with en-suite shower room, each bathed in natural light and offering splendid elevated views. A well-appointed family bathroom, with both a bath and a shower over, serves this floor, adding to the appeal of the upper accommodation.

OUTSIDE

The rear garden has been meticulously landscaped by the current owners, featuring a series of terraced levels adorned with vibrant shrubs, plants, and a collection of striking acer trees that ensure complete privacy. A modern patio area provides the ideal space for al-fresco dining, enhanced by an electric awning that allows you to enjoy the garden throughout the year. At the top of the garden, a raised decked area offers a perfect spot to bask in the evening sun. A timber garden shed provides practical outdoor storage, while side access leads from the garden to the front of the property. The resin driveway, installed in 2019 and still under warranty, offers off-road parking for two vehicles.

SERVICES

Mains drainage, water (metered) and electricity. Gas-fired central heating.

Standard, Superfast and Ultrafast broadband available. Mobile signal likely outside with Three, EE, Vodafone and 02 (Ofcom).

AGENTS NOTE

There is a tree preservation order (TPO) on an ash tree at the front of the property.

There is a £250 per annum service charge for maintenance of areas throughout the development that are not privately owned.

DIRECTIONS

What3words: ///openly.befitting.folders



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	77	83
England & Wales		
EU Directive 2002/91/EC		

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