



18 Barnes Meadow  
Uplyme

FORTNAM  
SMITH & BANWELL



# 18 Barnes Meadow

Uplyme, Devon, DT7 3TD

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A substantial and spacious detached family home with expansive rural views situated in the popular East Devon village of Uplyme, close to the Jurassic Coast.

Spacious Family Home ~ 4  
Bedrooms (2 Ensuite) ~  
Kitchen/Breakfast Room ~  
Lounge & Dining Room ~  
Double Garage & Driveway ~  
Landscaped Garden ~ Expansive  
Views Over the Valley

Set at the head of a peaceful cul de sac this well presented family home is situated on the popular Barnes Meadow development with lovely countryside walks closeby and approximately  $\frac{3}{4}$  of a mile from the bustling coastal town of Lyme Regis with its shops, iconic cobb harbour and beautiful beaches.

The modern family friendly layout set over 3 floors offers bright, spacious and flexible accommodation.

On the lower ground floor the front entrance door opens to the hallway with a cloakroom, a useful walk in storage cupboard and a connecting door to the large integral double garage.









Stairs rise to the first floor open landing and dining area with bi folding doors providing light and access to the rear garden.

The double aspect living room boasts lovely views over the village, a contemporary style Living Flame gas fire and French doors opening to the garden.

A Stylish kitchen/breakfast room looking over the rear garden is fitted with modern gloss white and stainless steel fronted cupboards and drawers with roll edge worksurfaces and a range of quality integral appliances including a dishwasher, fridge, double oven, single gas hob and extractor hood. An adjacent utility room with a door to the garden provides additional storage and appliance space and a fitted cupboard housing the gas boiler and hot water tank.

Also on the ground floor level is a good sized principal double bedroom with village views, built in bedroom furniture and a recently installed luxury fully tiled ensuite with a large walk in shower, w.c. and wash basin.

On the first floor a landing with velux windows has space for a small study area and useful eaves storage cupboards.

On this level there is a guest bedroom again having lovely village and distant countryside views, built in bedroom furniture and an ensuite shower room. A further two double bedrooms and a family bathroom completes the accommodation.







Externally a block paved driveway provides parking for several cars and in turn leads to the integral double garage with twin doors.

A sloping pathway to the side of the property provides access to the professionally landscaped garden. A stone patio extends across the rest of the house with stone retaining walls and well stocked shrub beds and borders. Within the garden is a timber summerhouse and shed.

### Location

Uplyme offers facilities for everyday requirements, including a Post Office and Store and Petrol Station with convenience shop. There is a lovely church, good local Inn (Talbot Arms), village hall, cricket club, playing fields and tennis court. The market town of Axminster, with its main railway connection to Waterloo (approximately 2 3/4 hours), is about 5 miles to the West and Bridport is some 11 miles to the East. The coastal resort of Lyme Regis, with all the day to day amenities one could require, is about 1 mile away and has recently been designated a World Heritage Site (nicknamed the Jurassic Coast), putting it in the same category as the Grand Canyon. The renowned Dorset and South Devon Coastal Path can also be joined at Lyme Regis. Taunton and Exeter are within a radius of about 30 miles, each with access to the M5 motorway. The county town of Dorchester is a similar distance away. The village is in the catchment area for Colyton Grammar School and the Woodroffe School, whilst the highly regarded Mrs Ethelstons primary school is located within the village.



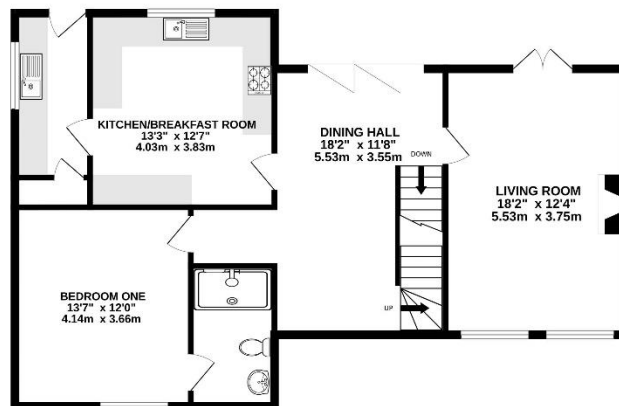




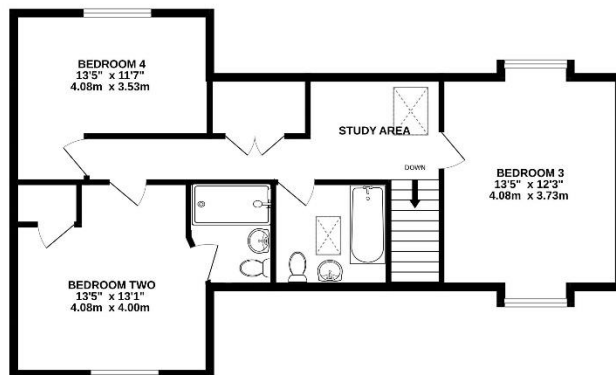
LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



BARNES MEADOW

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Council Tax:

We are advised that this property is in Council Tax Band F.

East Devon District Council. Tel: 01404515616

### Services:

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Mains

Heating: Gas central heating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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