



Hazelwood Rocombe

FORTNAM
SMITH & BANWELL

Hazelwood

Rocombe, Devon, DT7 3RR

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A handsome and well appointed detached house with outbuildings and extensive gardens, enjoying stunning countryside views, occupying a prime location within the highly sought after Rocombe Valley.

Detached Four Bedroom House ~
Stunning Countryside Views ~ Large
Gardens and Woodland ~
Substantially extended and improved
~ Multiple Outbuildings and Parking
~ Spacious Three Storey
Accommodation

Hazelwood is a substantial period property which is located in a simply stunning country position in the picturesque and highly desirable Rocombe Valley. This location offers unrivalled peace and quiet being situated half way along the lane linking Rocombe to Uplyme with wonderful views in all directions over the gardens, grounds and adjoining countryside. The house dates back to the late 17th century and in more recent years has been carefully restored and extended. Worthy of particular note is the large conservatory which makes the most of the stunning views across the countryside.

The well presented accommodation, with numerous character features typical of its period, including original fireplace now housing a woodburner and flagstone flooring.





The property is accessed from the driveway and enters into the hallway. Double doors open into the sitting room with original flagstone flooring, exposed beams, panelling and bay window with seat looking onto the front garden. To one side of the sitting room is a study or potential extra bedroom and to the other is a dining room with double doors opening to the garden. The kitchen is fitted with a range of modern appliances and features a bay window situated perfectly to take in the panoramic views of the valley from the kitchen table. Two separate utility rooms are extremely useful. The conservatory completes this floor and is an excellent light and airy space leading to the garden.



The second floor has three bedrooms with bedroom one benefitting from an ensuite shower room. A family bathroom completes the second floor.

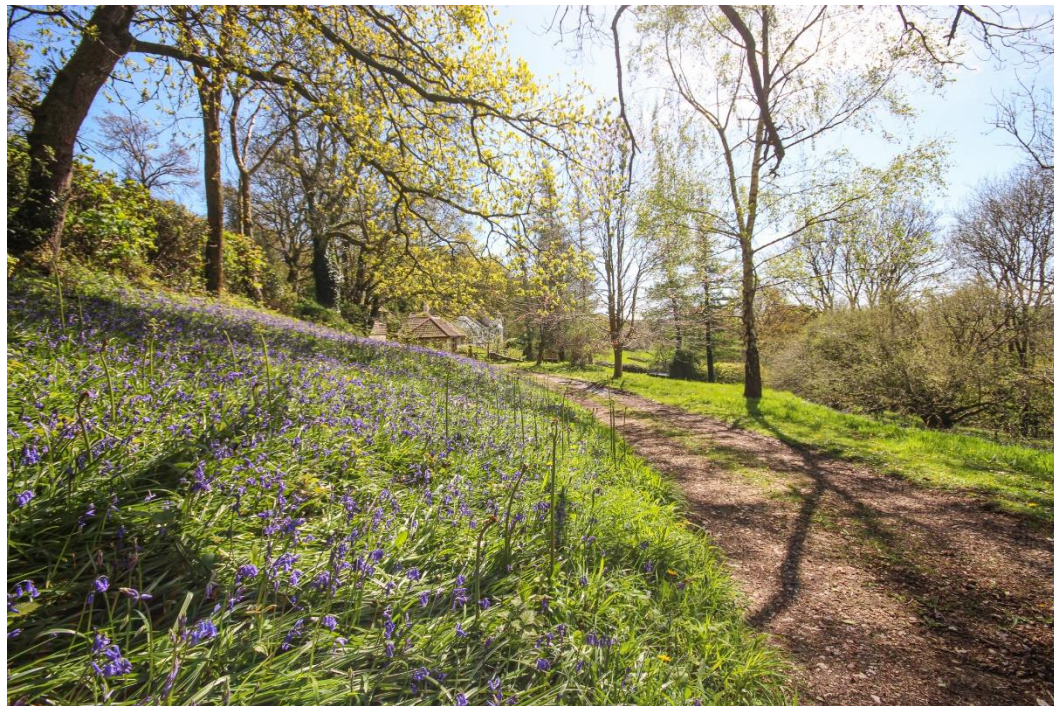
The lower ground floor of the property includes the fourth bedroom that is excellent for guests, as a separate shower room is found on the same floor. A family room completes the internal accommodation.

Outside

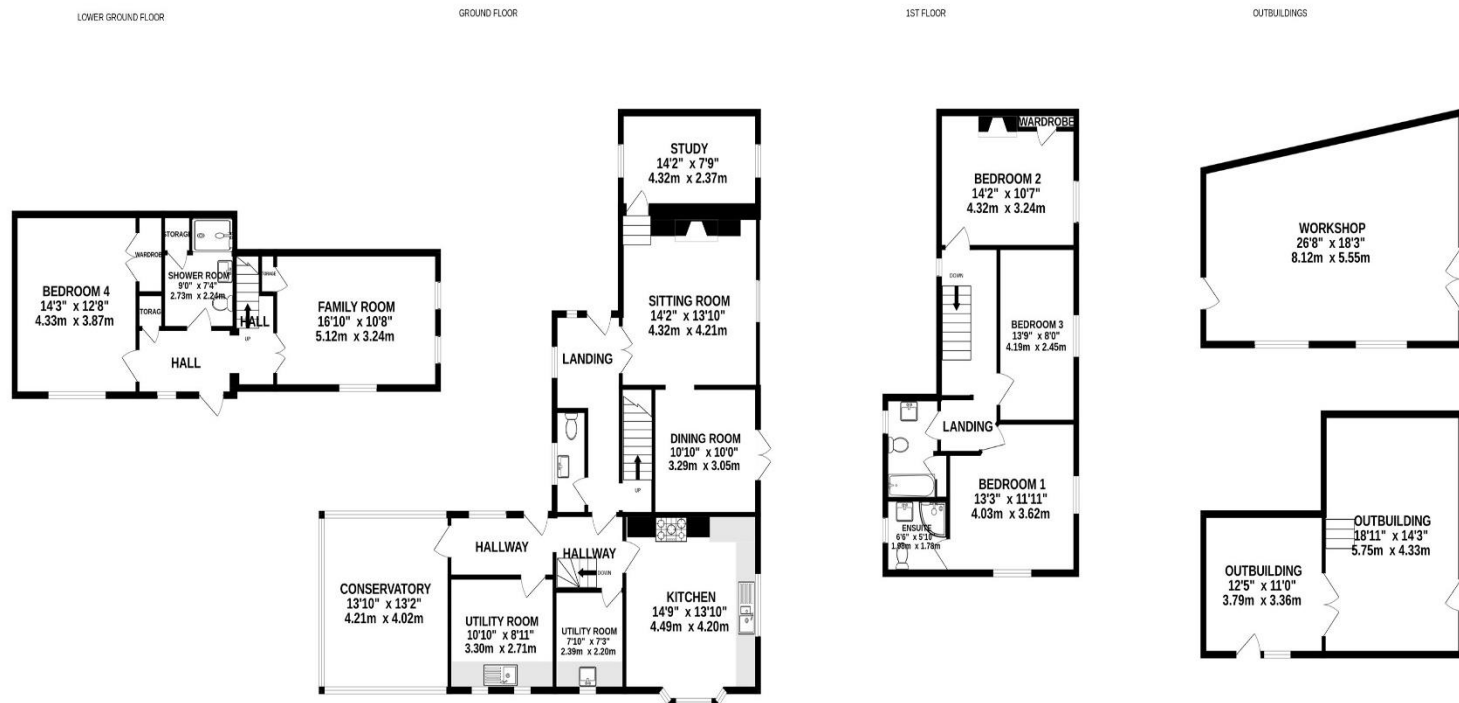
The property benefits from multiple outbuildings all with power one currently used as a studio. The property has two drives with the main drive leading to a covered car port and having wood and equipment stores along the side. The second drive is accessed from the other end of the property with a track through a wild flower meadow and woodland that is swathed in bluebells during the spring. This leads to the rear of the studio creating potential for a holiday letting property or annex. The two landscaped gardens found on opposite sides of the house are mainly laid to lawn with multiple seating areas and offer a great deal of seclusion.











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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Location

Uplyme offers facilities for everyday requirements, including a Post Office and Stores 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.

Council Tax:

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

Services:

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

Electricity: Mains

Water: Private supply, mains available

Drainage: Septic tank

Heating: Oil Central heating

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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