



Greensleeves
Harcombe

FORTNAM
SMITH & BANWELL

A handsome and characterful Devon Longhouse with holiday accommodation in the grounds with extensive grounds, enjoying a stunning countryside location within the highly sought after Harcombe Valley.

Detached Three Bedroom House ~
Superb Tranquil Location ~ Stunning
Countryside Grounds Approximately
5 acres ~ Separate Holiday Cabin ~
Multiple Outbuildings and Parking ~
Spacious Accommodation

Nestled in the idyllic hamlet of Harcombe, just a short drive from the coastal town of Lyme Regis, this charming Devon Longhouse offers a unique blend of rustic heritage and modern comfort. This location offers unrivalled peace and quiet with only bird song for background noise. Situated off a country lane a private driveway leads through the grounds with wonderful views in all directions over the gardens, grounds and adjoining countryside.

The house dates back to 19th century and was originally the Game Keepers Cottage for the Harcombe Estate 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, includes fireplace now housing a woodburner, exposed beams and window seats.





The property is accessed from the storm porch and enters into the triple aspect Lounge with views over the grounds. Two window seats are also featured in the room along with the woodburner with opening allowing you to look into the Kitchen. Flagstone flooring and fitted with a range light blue units comprising base cupboards and drawers with matching wall cupboards. Wood work surfaces with inset sink and drainer. Appliance space for a Rangemaster cooker and stand-up fridge/freezer. A door leads out to the patio.

The dining room features another woodburner and French oak flooring that runs beautifully into the conservatory via a large opening that makes the most of the beautiful views over the woodland.

The first floor features three double bedrooms all with views looking over the grounds. The master bedroom benefits from an ensuite shower room. A family bathroom services bedrooms two and three and completes the main houses internal accommodation.

Outside

The property is accessed via a sweeping private driveway and leads to a large parking area. A paved patio in front of the house makes the most of the fabulous surroundings. The pasture is ideal for hobby farming or simply enjoying as private open space. The woodland area offers a peaceful retreat or play area for children. A small stream splits the ground from the main house to the cabin's garden however beyond this is further acreage with fields leading up to the lane with the potential for keeping livestock or keeping as a wild flower meadow. A shepherd hut is also found on this part of the property that has a composting toilet, this is separate to the house sale and has potential to make an income. Two store sheds are on the grounds with electric.

The Cabin

A currently successful holiday cabin run by the owners was built in 2019 and is found in the grounds of the property. Featuring a lounge/kitchen with woodburner adding to the secluded feel of the cabin and fully functioning kitchen with cooker, dishwasher and standup fridge/freezer. A bedroom with window looking out and shower room with a white suite complete the ground floor. Upstairs is a mezzanine bedroom with double doors looking out. A timber decking looks over the lawned grass area and woodland beyond.

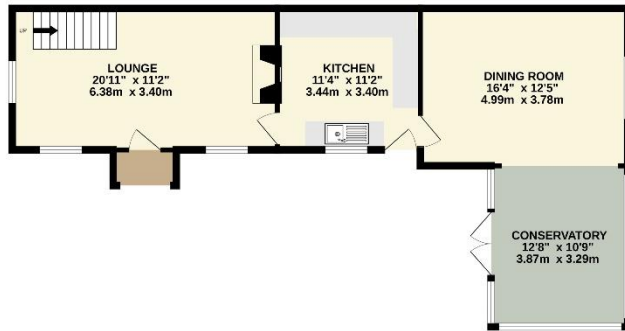




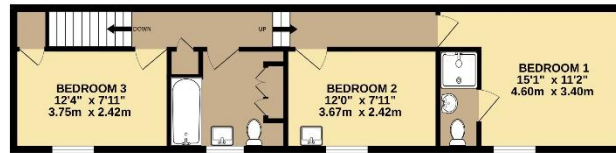




GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



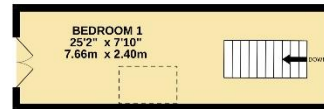
1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



CABIN GROUND
464 sq.ft. (43.1 sq.m.) approx.



CABIN FIRST FLOOR
197 sq.ft. (18.3 sq.m.) approx.



TOTAL FLOOR AREA : 1908 sq.ft. (177.3 sq.m.) approx.

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 E. East Devon Council.

Services:

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

Electricity: Mains

Water: Mains

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.

FORTNAM
SMITH & BANWELL

36 Broad Street, Lyme Regis, Dorset, DT7 3QF

T: 01297 445666

E: lymeregis@fsb4homes.com

www.fsb4homes.com

