



Woodhouse Hill, Uplyme  
Offers Over £450,000

FORTNAM  
SMITH & BANWELL



# Pipers Meadow

£450,000

**Detached Woolaway Bungalow ~ Three Bedrooms ~ Stunning Rural Location ~ 0.6 Acre Plot ~ Potential Development Opportunity ~ Ample Parking**

## The Property

Pipers Meadow is a detached bungalow set in an elevated flat 0.6 acre plot, nestled away off an easily accessible quiet lane adjoining a bridleway that leads to Trinity Hill forest. The property has two vehicle access gates and a recently installed sewage treatment plant capable of servicing two houses.

A nature lovers paradise with deer, rabbits and woodpeckers often visiting. Free of noise and light pollution the location is also a draw to stargazers. On a clear day through the mature trees the large garden has a view to the sea. For those that love hiking, or dog walking access to Lyme Regis is walkable via picturesque woodland paths (2 miles). For foodies River Cottage HQ is less than a mile away and is walkable through Trinity Forest.

This woolaway bungalow, presents an excellent opportunity for renovation, redevelopment or a replacement dwelling (subject to consents).





The dwelling, accessed from the parking area, currently enters into the kitchen that is fitted with a range of units and tiled surrounds, inset sink and drainer. An opening leads into a breakfast room at the end of the kitchen. An office is found off of this with windows looking across the garden.

The triple aspect Lounge with two bay windows looks over the garden and is fitted with a woodburner on stone hearth. This serves the wood fired central heating system. The other end of the property features three bedrooms, two doubles and a single that look out across the garden. A family bathroom and separate WC services the bedrooms with blue tiled suite comprising: Bath, Airboost shower, wash hand basin, WC and towel rail.

### Outside

The property benefits from a large level garden with two forms of access which would help with development. There is a good parking and turning area that gives access to the garage that is fitted with electric and an up and over door. Adjacent to this is a wood store and lean to with reinforced concrete base and six inch waste water pipe. There is a newly installed sewage treatment plant capable of serving two properties.

Local Authority: Dorset Council  
Council Tax Band: D  
Tenure: Freehold

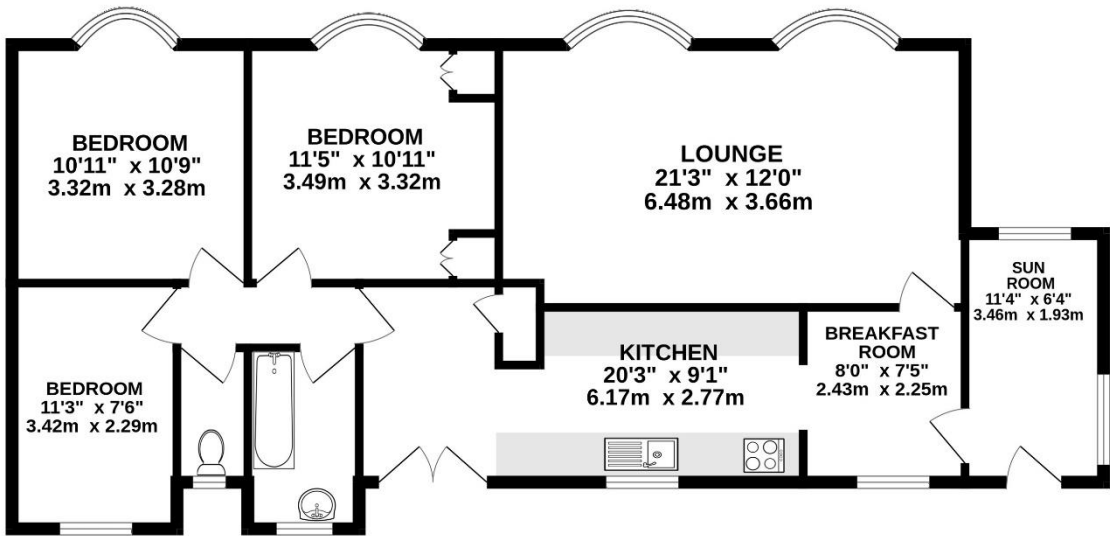
### Services

We are advised all mains services are connected apart from Gas. Woodfired central heating. Electric heaters.





1161 sq.ft. (107.8 sq.m.) approx.



TOTAL FLOOR AREA: 1161 sq.ft. (107.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F	23 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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