



Hillside, Woodhouse Fields, Uplyme, Lyme Regis, Devon

Guide Price
£750,000
Freehold

**Symonds
& Sampson**
ESTABLISHED 1858

Secluded three bedroom house with scope for enhancement/enlargement set in gardens and grounds of 5.63 acres.

**Hillside, Woodhouse Fields,
Uplyme, Lyme Regis,
Devon, DT7 3SH**

- Period three bedroom property
 - Two reception rooms
- Scope for improvement/enlargement
 - Range of outbuildings
 - Ample parking
 - Glorious semi rural location
- Attractive formal gardens & orchard
 - Private woodland

Viewing strictly by appointment
Symonds & Sampson
01297 33122





Secluded three bedroom house with scope for enhancement/enlargement set in gardens and grounds of 5.63 acres.

Hillside is an attractive Edwardian country house built in 1913 of traditional construction, that has been carefully designed to complement its surroundings with large windows and delightful views over the gardens, woodland and across Lyme Bay. The property enjoys a double aspect façade and many retained original features. To the front elevation is a traditional entrance porch with decorative tiled flooring which leads through to the entrance hallway and the staircase to the first floor landing. There is a spacious kitchen, fitted with a wide range of units and integrated appliances. A formal dining room with fireplace sits opposite the kitchen with double doors which continue through to the sitting room housing a Jotul woodburning stove. Patio doors lead out to a secluded gravel courtyard with original covered well and access to the garden room. Adjacent to the sitting room lies a shower room and hallway. To the first floor there are 3 bedrooms (two doubles) and a family bathroom. From the second bedroom a doorway leads to an open riser staircase which provides access to a large loft area and additional storage. The loft area provides opportunity for improvement and has been partly converted with two velux windows, boarded flooring, light and power.



Situation

Hillside enjoys a very pleasant position at the end of Woodhouse Fields, served by a private lane designated a bridleway, which continues beyond Hillside and links up with an abundance of other bridleways and footpaths in the locality. Adjacent to the south is the Prescott Pinetum, owned and managed by The Woodland Trust. The village centre of Uplyme is less than one mile to the south and offers a good selection of local facilities including a general stores/post office situated at the petrol station, village hall, public inn and cricket pitch. Lyme Regis (2 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The

nearby market town of Axminster provides a good range of day to day amenities, as well as a vibrant produce market every Thursday and a mainline train service to London Waterloo.

Outside

Hillside is situated at the end of the lane and here the bridleway continues up past the house. There are two sizable parking areas to the right hand side which also includes two large open sided stores and a useful workshop/garden store. There are four main areas of garden, each with its own distinctive characters. A gravelled terrace adjoining the house, perfect for lazy summer lunches, and a herb garden. Climbing up behind the house an informal rewilded area of grass and wild flowers lead to a level seating area with fine views across to Lyme Bay. In 2010 the rill garden was designed, the rill is fed by a pump in the wildlife pond at the bottom of the garden, this area is planted with bog plants, perennials and shrubs. Another pond and terrace together with access steps was created in

2021, a leaded water feature cascades into a plant rich wildlife pond bordered by blue lias seating. The former kitchen garden with garden store is now predominantly laid to lawn with a series of beds containing perennials, grasses and fruit. An orchard area which could be also utilised as paddock or livestock keep lies beyond the former kitchen garden, this also contains a useful store. The remainder of the land comprises approximately 4 acres of old woodlands which would appeal to buyers with interest in nature conservation and woodland management. In 2017, the Woodland Trust supplied 250 tree saplings to help regenerate part of this woodland.

Education

Primary schooling at Mrs Ethelston's Primary in Uplyme or Axminster. Secondary schooling Woodroffe School in Lyme Regis or Axe Valley, Axminster. The highly acclaimed Colyton Grammar School 8 miles to the west. Private Prep / Public schools include Perrot Hill Prep (Crewkerne), St John's (Sidmouth), the Exeter and Taunton schools.





Services

Mains electric and water. Private drainage. Oil fired central heating.

Broadband: Standard available.

Mobile Network Coverage: Likely outside, limited inside.

Source – Ofcom.org.uk. Our clients find EE provides the best mobile coverage.

Sporting

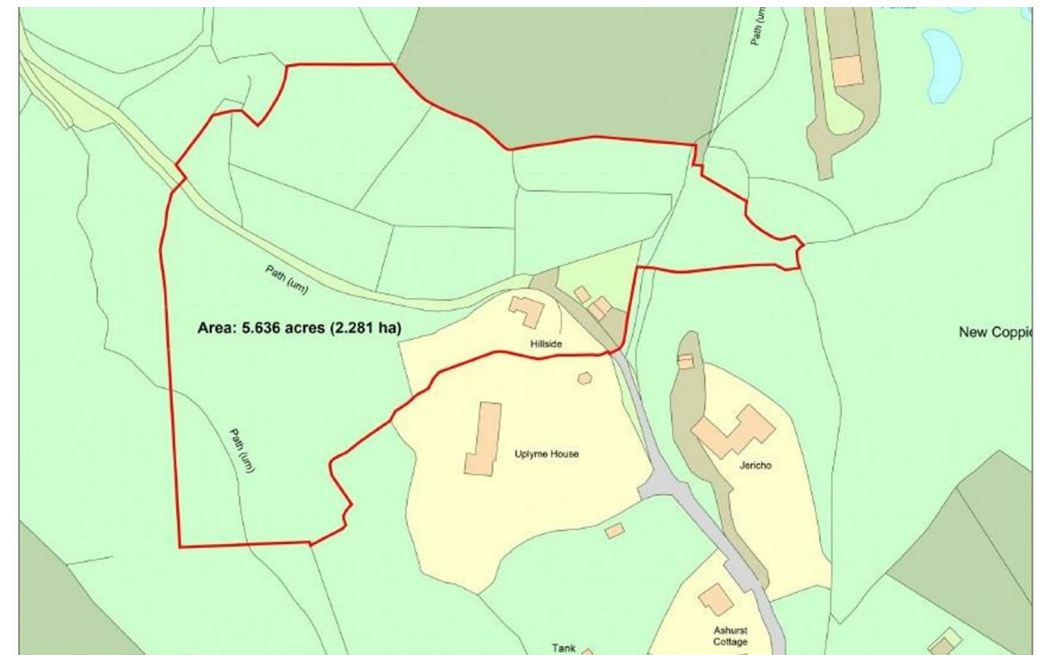
Racing at Taunton and Exeter. Golf at Lyme Regis or Seaton. Sailing on the coast of Lyme Regis, Weymouth or West Bay. Nearby sports clubs and leisure facilities in Lyme Regis and Axminster. Excellent coastal and countryside walks within the immediate area, directly accessible from the property.

Agents Note

The lane is a public bridleway and runs through the woodland.

Local Authority

East Devon District Council Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ. Tel : 01404 515616. Council tax band E



Directions

From Axminster take the A35 east, at Raymonds Hill turn right by the Hunters Lodge Inn towards Lyme Regis. On entering Uplyme, go straight over the roundabout and then turn right just opposite The Talbot Arms into Gore Lane. After a short distance (at the crossroads) take the first right in Venlake (signed Woodhouse Hill). Proceed up the lane for about 0.5 of mile. Turn right into Woodhouse Fields (a Public Bridleway). Hillside will be found at the end of the lane with parking directly opposite. What3Words///barn.agency.remedy



Uplyme, Lyme Regis

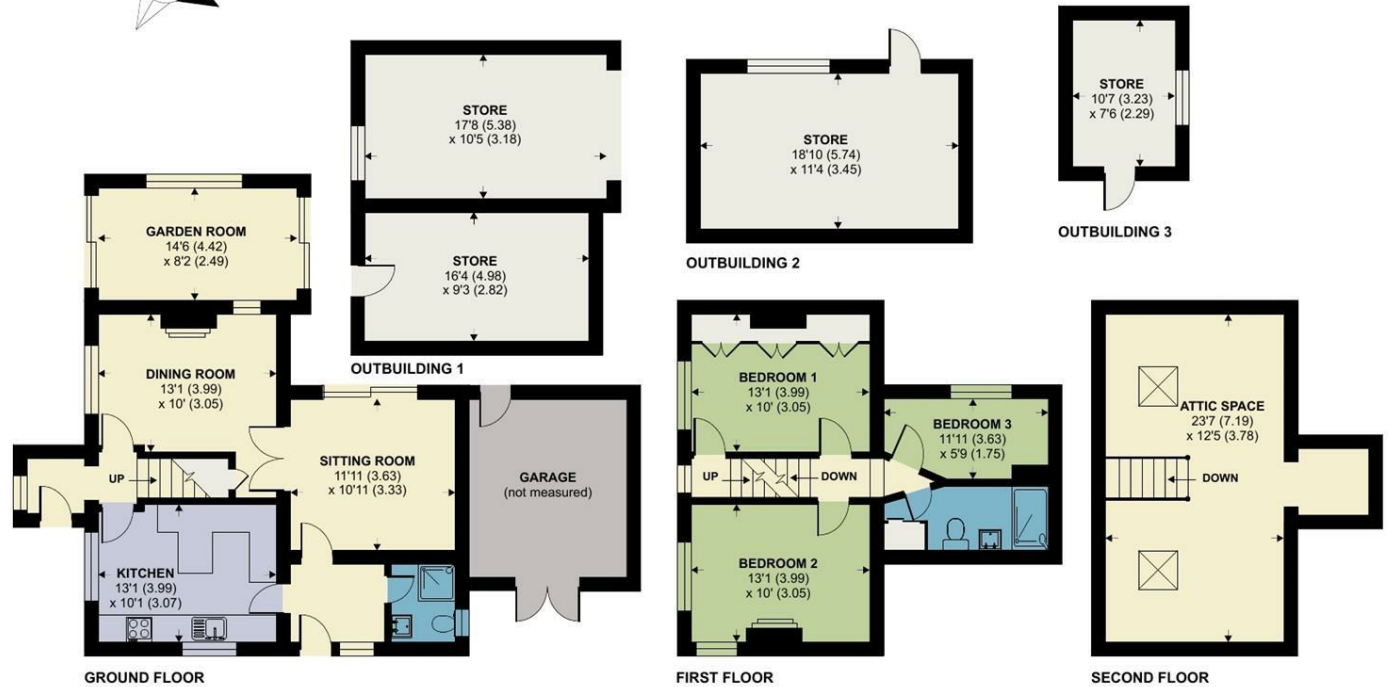
Approximate Area = 1452 sq ft / 134.9 sq m (excludes garage)

Outbuilding = 647 sq ft / 60.1 sq m

Total = 2099 sq ft / 194.9 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Axm/RIS/23.7.24



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Symonds & Sampson. REF: 1150974



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