



Symonds
& Sampson

Chelmer

Woodhouse Hill, Uplyme, Lyme Regis, Devon

Chelmer

Woodhouse Hill
Uplyme
Lyme Regis
Devon DT7 3SL

Delightful individual detached bungalow offering three bedrooms, double garage and large level gardens of 0.4 acres (0.16 ha). Three miles inland from the Jurassic coastline.



- Attractive bungalow
 - Double garage
- Stunning level gardens
 - Semi rural location
 - Close to Lyme Regis
 - No onward chain



Guide Price £595,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

Chelmer is a single storey purpose built bungalow dating from the 1990's, constructed of brick elevations under a tiled roof. The property is well positioned within its gardens with ample frontage from the laneside which offers a good degree of privacy. Despite needing some general updating, the bungalow has been well cared for and features extensive double glazing and an LPG central heating system. Of particular note are the attractive well tended gardens.

ACCOMMODATION

The bungalow follows a traditional layout with the principal reception room and bedrooms all accessed from a central hallway where you will also find a useful store cupboard and linen store. There are three double bedrooms, all of which feature fitted wardrobes with both the master and guest bedroom having en-suite facilities. The spacious sitting/dining room enjoys a dual aspect with doors out to the garden and a feature fireplace. The kitchen includes a good range of wood front units, integrated appliances and the kitchen sink unit overlooking the garden. The adjoining utility room offers further storage and space for appliances, as well as access to the integral double garage.

OUTSIDE

From the laneside a gated driveway leads to the double garage with pathway continuing to the front elevation. The front garden consists of mature shrubs around the perimeter of lawned garden and gated side access to the main garden. The rear garden is also laid to lawn and is interspaced with a wide variety of established

shrubs and seasonal flowers. There are two paved seating areas, pond and pathway with pergola that leads to the main flower garden and greenhouse. The total is enclosed with a combination of mature hedging and fencing. In all about 0.4 acres (0.16 ha)

SITUATION

Chelmer enjoys a peaceful and private position on the outskirts of Uplyme, in an area of Outstanding Natural Beauty close to Lyme Regis and the Jurassic Coast World Heritage Site. The village centre of Uplyme is about 1.5 mile away and offers local facilities including a public house, primary school, church, petrol station with shop, village hall and sports ground. There is a good network of bridle paths and country walks in the nearby Trinity Hill Nature Reserve. Lyme Regis is noted for its impressive coastal scenery, sandy beach and famous Cobb Harbour. Lyme Regis provides a good range of amenities, chain stores, eateries (local and international cuisine), cafes and public inns. Sporting and leisure facilities associated with the tourism industry are available in Lyme Regis include power boating, sailing, bowls, golf, riding and fishing. The town is also renowned for its geology and is a major fossil hunting centre. There are many walks along coastal footpaths and cliff tops in an area more recently granted World Heritage Site status. The market town of Axminster is also nearby and offers a good range of day-to-day facilities and a mainline train station on the London Waterloo line. The larger county towns of Exeter (32 miles) & Taunton (27 miles) provide a wide range of shopping facilities, professional sports teams and both have easy access to the M5. Exeter benefits from a regional airport.

SERVICES

Mains electric and water. Private drainage.
Broadband - Standard available
Mobile Network Coverage - Likely outside. Limited inside. Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band E

MATERIAL FACTS

We have been advised by the sellers that Chelmer shares a private sewerage treatment plant with the neighbouring Arrington Cottage and we cannot confirm if the current arrangement complies with the revised private drainage regulations. We are aware that Carnbrae Caravan site (opposite) have proposed the replacement of touring caravan pitches with mobile holiday units. Further details can be found on the East Devon planning portal using ref 24/1002/FUL

DIRECTIONS

What3words: ///field.values.dolls



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

Woodhouse Hill, Uplyme, Lyme Regis

Approximate Area = 1641 sq ft / 152.4 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2024. Produced for Symonds & Sampson. REF: 1169072



Axm/RIS/16.9.24



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
Symonds & Sampson, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment of facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT