



Symonds
& Sampson

Treetops

Lime Kiln Lane, Uplyme, Lyme Regis, Dorset

Treetops

Lime Kiln Lane

Uplyme

Lyme Regis

Dorset DT7 3XG

A detached chalet bungalow with home and income/annexe potential if required, enjoying lovely country views across the village of Uplyme towards the pretty coastal resort of Lyme Regis



- Detached chalet style home
- Spacious & versatile accomodation
 - Driveway & garage
- Potential for additional income
- Countryside views across the village

Guide Price £725,000

Freehold

Axminster Sales
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THE DWELLING

A well-appointed detached chalet style family home with extra income potential if required, enjoying lovely country views within the popular village of Uplyme and not far from the coastal resort of Lyme Regis. It is understood to have been built in the 1950s and has been subject to alteration, enlargement, and improvement to a very high standard by the current owners to create a light and bright home.

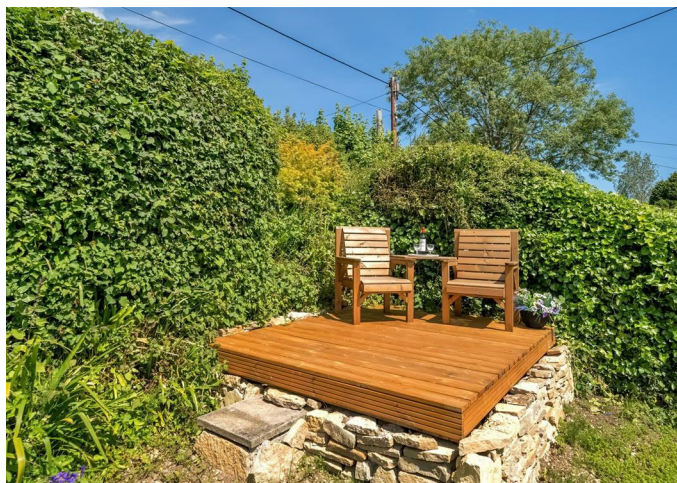
ACCOMODATION

The property is approached via a driveway which provides access to the garage and front door which opens into a spacious & bright kitchen /dining area which then leads into a living room which is also flooded with natural light. To complete the ground floor accommodation, you have a double bedroom and Jack & Jill style shower room, along with a self-contained annex which could easily be incorporated into the main house if more space is required. The annex consists of a bedroom, shower room and kitchenette/ utility room.

The main bedroom is on the first floor and overlooks the rear garden and once again is filled with light from two Velux windows and a large picture window to the rear with views across Uplyme. Doors into a bathroom which is beautifully appointed and also another double bedroom which could be used as a dressing room or study.

OUTSIDE

The terraced gardens are glorious, with a sunny patio facing southwest that steps down to pathways with seasonal flowers and shrubs bordering with a pond to the side. The garage has an up and over door to the front for vehicle access. Parking in front for up to four cars with steps leading to a workshop located to the rear of the garage. There is also a useful workshop in the garden.





SERVICES

Mains Electricity, Water and Drainage. Electric underfloor heating. PV panels.

Local Authority: East Devon District Council, Honiton, Devon. Council Tax Band E

Broadband: Ultrafast available. Mobile coverage: Limited indoors, likely outdoors. Source- ofcom.org.

SITUATION

The property enjoys a lane side location set back from passing traffic, yet accessible to Lyme Regis facilities and

popular coastline. Lyme Regis 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. Moments from the high street is the charming award-winning sandy beach which is ideal for families. The harbour is popular with anglers and those keen on deep sea fishing trips, and the sailing and power boat clubs are also nearby. The market town of Axminster, approximately

6 miles distant, provides a good range of day-to-day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo Exeter.



Lime Kiln Lane, Uplyme, Lyme Regis

Approximate Area = 1805 sq ft / 167.6 sq m

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Outbuilding = 60 sq ft / 5.5 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 2082 sq ft / 193.2 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Target
Very energy efficient (lower carbon value)	A		
Energy efficient	B		
Decent	C		
Below average	D		
Energy inefficient	E		
Very energy inefficient	F	29	40
Very very energy inefficient	G		

England & Wales
EU Directive 2002/91/EC



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1191157



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