

A two-story stone house with a red-tiled roof and solar panels. The house has white-framed windows and a small white porch. A large greenhouse is attached to the side. The house is surrounded by a green lawn and a garden. In the background, there are trees and a hill with cows.

Symonds  
& Sampson

Fernleigh

Wadley Hill, Uplyme, Devon



# Fernleigh

Wadley Hill  
Uplyme  
Devon DT7 3SU

A glorious period double fronted cottage with elevated countryside views, double garage and driveway in need of some general updating, all set in 0.25 acre (0.1 ha). No onward chain.



- Excellent location and views
- Extended accommodation
- Mature gardens and parking
- Double garage and outbuildings
- In all about 0.25 acres (0.1 ha)
  - No onward chain

Guide Price £425,000  
Freehold

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## THE PROPERTY

Fernleigh is an elegant semi detached stone built cottage which benefits from a substantial historic two storey extension to the rear and the addition of a conservatory in 1996. The cottage has it all, generous well-balanced accommodation to the ground floor, three double bedrooms and some delightful views from both the property and the gardens, looking down over the village of Uplyme with the parish church in the distance. The property is welcomed to the market for the very first time since 1976 and despite being well loved it would benefit from some general improvements to the house and outbuildings.

## ACCOMMODATION

To the front elevation is a modern double glazed entrance vestibule which leads through to a central hallway. To either side of the hallway are two reception rooms. Both include fireplaces as the main focal points. The impressive kitchen/family room spans the full width of the cottage and is a delightful dual aspect room that makes for an excellent space to entertain or for family get togethers. The adjoining conservatory also adds another reception space that leads out to the garden. To the first floor are three excellent double bedrooms. Each room enjoys views out over the surrounding area. Bedroom 3 features a shower cubicle and wash hand basin while the family bathroom has been remodelled in recent years into a shower room. There is also a separate WC. Extensive double glazed windows and gas fired central heating system.

## OUTSIDE

From the lane side a private driveway leads up to the parking area

and provides access to the double garage and two single stables. A walkway leads up through the formal gardens which feature a wide variety of established shrubs and a good size patio area adjoining the western elevation. There is an area of level lawned to the front aspect with steps down to the lane side and a small orchard/paddock beyond the garden with fruit trees.

## SITUATION

Fernleigh is set in an idyllic elevated position along Wadley Hill on the outskirts of the village of Uplyme. The surrounding area is renowned for its footpaths and trails. The village has a thriving community with excellent facilities including a general stores/fuel station and Post Office, pubic inn, village hall, tennis and cricket clubs, and a football pitch. There are also well regarded primary and secondary schools close by. 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, supermarkets 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 offers a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

## DIRECTIONS

What3Words

///muddy.rectangular.struts

## SERVICES

Mains electric, gas and water. Private drainage. Solar photovoltaic panels with feed in tariff.

Broadband : Ultrafast available.

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

## LOCAL AUTHORITY

East Devon District Council, Tel : 01404 515616

Council Tax Band D.

## MATERIAL INFORMATION

1. Fernleigh currently shares a private drainage system with the adjoining cottage, which needs attention. Our clients have obtained quotes to connect to the mains drainage, further details can be made available upon request.
2. Fernleigh is situated in Flood Zone 1, an area with a low probability of flooding.





## Wadley Hill, Uplyme, Lyme Regis

Approximate Area = 1285 sq ft / 119.3 sq m

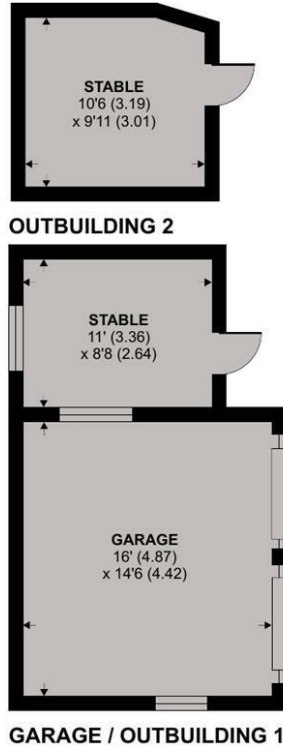
Garage = 232 sq ft / 21.5 sq m

Outbuildings = 197 sq ft / 18.3 sq m

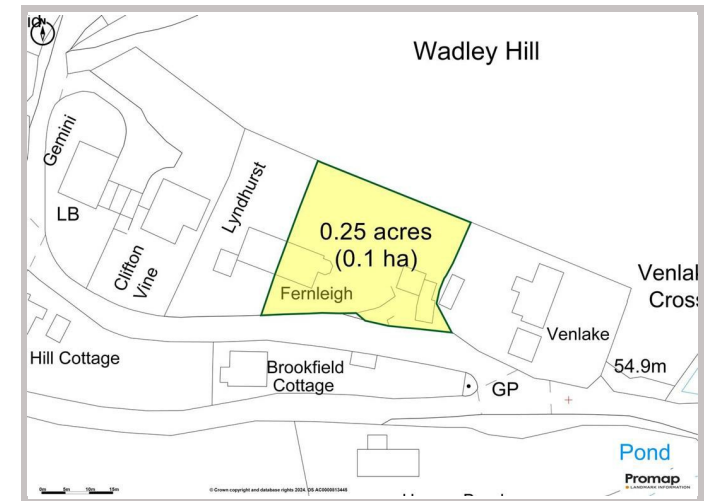
Total = 1714 sq ft / 159.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
101-120 A		82
81-100 B		
61-80 C		
41-60 D		
21-40 E		
1-20 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Symonds & Sampson. REF: 1203337



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