



Symonds
& Sampson

Regis House

Lyme Road, Uplyme, Lyme Regis, Devon

Regis House

Lyme Road
Uplyme
Lyme Regis
Devon DT7 3TJ

A substantial family residence offering well proportioned accommodation, attractive well maintained gardens and two driveways. Close to local schools and less than 2 miles from Lyme Regis seafront.



- Impressive entrance hallway
 - Three reception rooms
 - Modern bathrooms
- Cottage style kitchen in cream
 - Attractive fireplaces
 - High ceilings
 - Generous room sizes
- Replacement sash windows

Guide Price £750,000

Freehold

Axminster Sales
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THE PROPERTY

Regis House is a substantial detached Edwardian property which was extensively renovated some 20 years ago and has been beautifully maintained by the current owners. The accommodation provides ample space for a growing family or for those who are considering multi generational living or even a boutique bed and breakfast near the coast. The neutral décor, high ceilings and many dual aspect rooms add to the feeling of space and complement many of the character features you would associate with a property from this era.

ACCOMMODATION

The main entrance to Regis House is situated along the southern elevation where you will find an impressive entrance vestibule with cloakroom and ample space for removing those sandy shoes after a day at the beach. There is a central staircase with two formal reception rooms on your right and a smart downstairs bathroom. The kitchen, dining room and snug overlook the gardens and along with the rest of the ground floor accommodation could be remodelled to provide single storey living for a relative set within the main house. Both the kitchen and utility room are well equipped with a wide range of units. To the first floor are five bedrooms in total, four of which can easily take a double bed. The master bedroom and guest room feature ensuite facilities, while there is a spacious family bathroom including a separate shower enclosure. It must be noted that the bathrooms, floor covering and décor are uniformed and have all been finished to a good standard of specification.

OUTSIDE

Regis House has been blessed with plenty of parking, a rarity in this area, and includes gravelled parking areas and access from Lyme Road from both the northern and southern elevations. The garden and grounds are well enclosed and feature a large sun terrace which wraps around the property with lawned gardens enjoying a westerly aspect. These are beautifully presented and feature a variety of mature shrubs and established borders for year-round interest. Outside tap and lighting.

SITUATION

Regis House sits with the village boundaries of Uplyme yet only a stone's throw away from Lyme Regis. The village has a thriving community with excellent facilities including a general stores/fuel station and Post Office, pubic inn, village hall, sports clubs, with the surrounding area is renowned for its footpaths and trails. 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, 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, including supermarkets as well as a vibrant street market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3words
///strutting.pest.whiplash

SERVICES

All mains services connected. Gas fired central heating.
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 F

MATERIAL INFORMATION

Regis House is at very low risk of flooding from surface water, rivers and seas. Planning permission has been granted on the land adjacent to Regis House for residential units (6 apartments and 1 cottage.) Full details can be found on the East Devon planning portal ref: 23/1004/FUL. Regis House has full rights of access over the shared access driveways to its own grounds.



| Energy Efficiency Rating | |
|--|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| A++ (81-92) | |
| A+ (79-80) | |
| A (77-78) | |
| B (75-76) | |
| C (73-74) | |
| D (69-72) | |
| E (65-68) | |
| F (61-64) | |
| G (57-60) | |
| Very energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

Lyme Road, Lyme Regis

Approximate Area = 2544 sq ft / 236.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1276462



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