



Symonds
& Sampson

Cathole Farm

Uplyme, Lyme Regis, Dorset

Cathole Farm

Uplyme, Lyme Regis,
Dorset DT7 3XE

A charming farmhouse, listed Grade II, set at the end of a private drive surrounded by lovely gardens in a hidden valley close to Lyme Regis and the coast. Separate courtyard of traditional stone buildings with planning for two dwellings. Woodland and pretty pastureland.



- A charming historic farmhouse with period features
- Potential to divide farmhouse into two residences
 - Tranquil position in a hidden valley close to Lyme Regis and the coast
 - Lovely mature walled gardens
 - Courtyard of traditional farm buildings with planning for two dwellings
- Pretty paddocks, native woodland and wildlife pond

Guide price £1,450,000
Freehold

For Sale by Private Treaty

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SITUATION

Cathole Farm is nestled in a tranquil position on the slopes of Woodhouse Hill, surrounded by the National Landscape (AONB). Close by the village of Uplyme (1 mile), has a pub, petrol station, village store and village hall. The coastal town of Lyme Regis (2 miles) on the UNESCO Jurassic Coast is famous for the iconic Cobb and sandy beach. There are an excellent range of independent shops, restaurants, leisure and cultural activities. The nearby bustling market town of Axminster (3.5 miles) offers good local facilities including supermarkets and a mainline rail service to London Waterloo (2 hours 40 minutes). Exeter is easily accessible with excellent shopping and leisure facilities, access to the M5 and Exeter Airport.

THE PROPERTY

This charming period farmhouse, listed Grade II, dates back to the 17th century, but has evolved over time. Cathole Farm was extended in the early 19th century and incorporates the former cattle byre, to create a unique characterful property. Constructed of local stone under a slate roof, the south facing farmhouse has spacious and light accommodation. After being a much-loved home, this six bedroom house could now benefit from some modernisation. Once inside, the farmhouse has retained many original features, including flagstone floors, window seats and inglenook fireplaces. At the heart of the home the spacious dining kitchen, with an Aga and separate larder, has space to relax by the fireplace. Formerly two



dwellings, the property could be easily divided again for multi-generational living or to provide a rental income. The principal rooms have views over the gardens to the surrounding countryside. Cathole Farm offers an ideal retreat and could appeal to a range of lifestyle buyers providing considerable amenity and conservation opportunities.

Please see floorplan for accommodation and measurements.

OUTSIDE

The driveway passes the courtyard of traditional farm buildings to a parking area beyond, by the Old Stables. To the front of the house is a charming walled courtyard garden, whilst the main walled garden faces south behind the house. This is mainly laid to lawn with borders filled with a variety of shrubs and plants to give structure and privacy. There is a sunny terrace with access from the house. Beyond is the kitchen garden with the Garden Stores (8.31m x 2.87m) festooned with wisteria. There are raised beds, a variety of soft fruit and an area of orchard in the paddock.

OUTBUILDINGS

Adjacent to the house is the Old Stables (6.68m x 4.02m) an attractive stone building with a hay loft, under a pantile roof.

Close to the entrance from Cathole Lane, to the west of the drive, and a good distance from the farmhouse is a courtyard of traditional buildings with planning permission for conversion, they comprise:

Single storey **Shippen** (20.32m x 3.28m) - stone construction under a pantile roof.

Double Storey **Linhay** (8.57m x 4.07m) - stone construction with brick quoins under a pantile roof.

Stone **Lean-to** (3.83m x 1.97m).

Open fronted **Double Garage** (6.51m x 5.16m) of stone and brick construction under a pantile roof.





THE LAND

To the east of the property is a small area of deciduous woodland. There are attractive pasture paddocks which wrap around the garden, featuring a variety of specimen trees, with areas of bluebells and a wildlife pond. The land provides protection, conservation appeal and amenity use for the property. In all 3.85 acres (1.56 ha).

SERVICES

Main electricity. Main water. Private drainage. Oil fired central heating. Broadband: Standard broadband available. Mobile Network Coverage: Likely outside. Limited inside. Source: Ofcom.org.uk

PLANNING

Planning permission has been granted by East Devon District Council on 11 August 2023 under reference 22/11737/FUL to convert shippen and linhay to two dwellings, alternations to garage and installation of two wastewater systems and a bat hibernaculum.

SPORTING

All rights are owned and included in the sale. Racing at Taunton or Exeter. Golf at Lyme Regis or Seaton. Sailing on the coast at Lyme Regis.

MATERIAL INFORMATION

1. We cannot confirm if the private drainage system complies with the current regulations.
2. Cathole Farm is situated in Flood Zone 1, an area with a very low probability of flooding.
3. A public footpath runs along the eastern boundary below the farmhouse.

LOCAL AUTHORITY

East Devon District Council. Tel: 01404 515 616. Council Tax Band: G.

TENURE

Freehold with vacant possession upon completion.

EDUCATION

Primary schooling at Mrs Ethelston's in Uplyme. Good state secondary school at The Woodroffe School and the excellent Colyton Grammar School. Independent schools in the area include Perrott Hill at Crewkerne, Sherborne and the Exeter Schools.

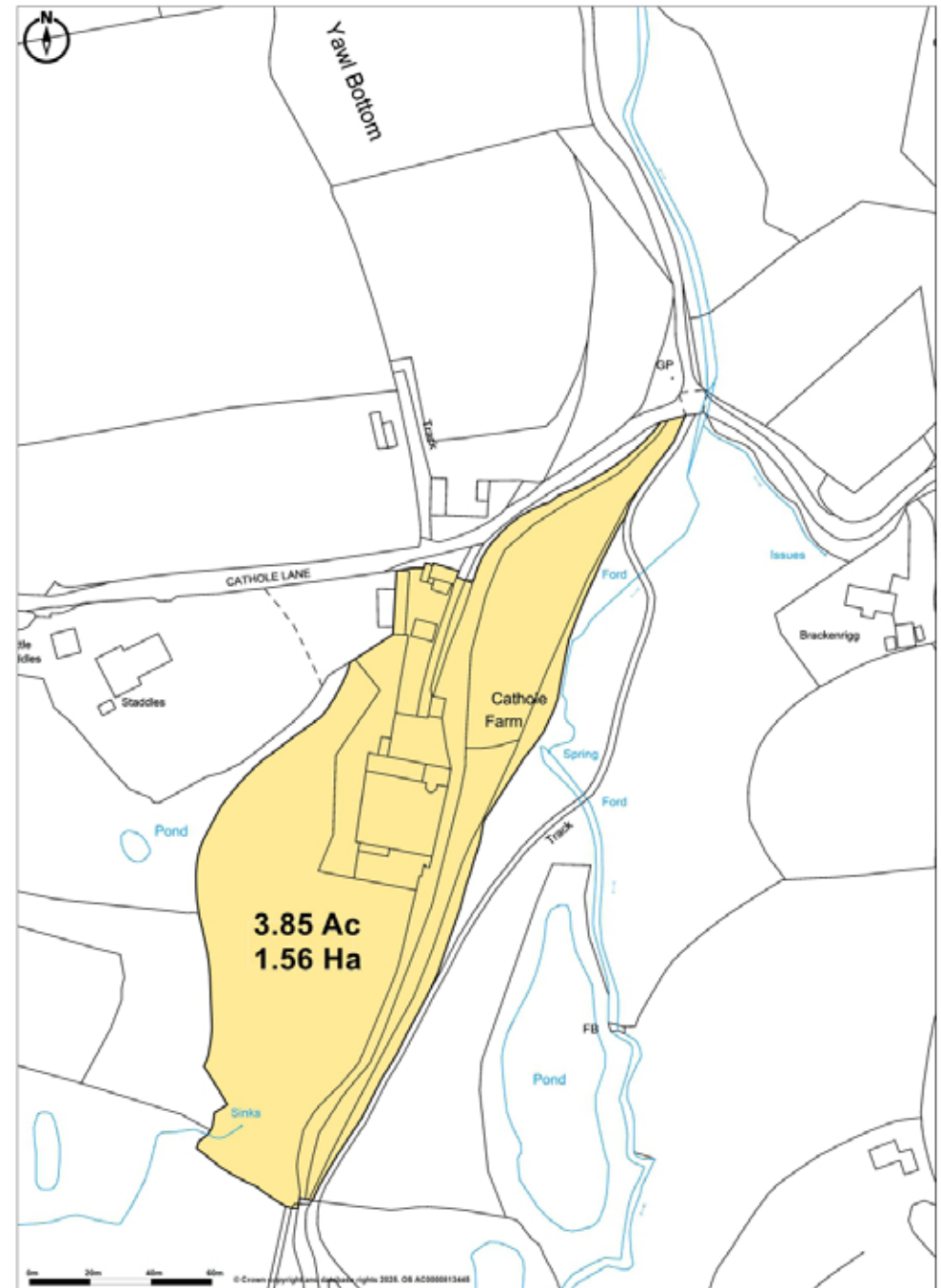
DIRECTIONS

From the A35 at Raymonds hill, take Lyme Road south towards Uplyme and Lyme Regis. At Yawl turn right into Cathole Lane, proceed to the bottom of the hill and turn left. Cathole Farm will be on the left.

What3words ///gazes.nudge.relishing

VIEWING

Strictly by prior appointment with sole agents Symonds & Sampson LLP. Further information, if required, is available from Ross Willmington or Angela Gillibrand on 01297 33122



Cathole Lane, Uplyme, Lyme Regis

Approximate Area = 5876 sq ft / 545.8 sq m

For identification only - Not to scale



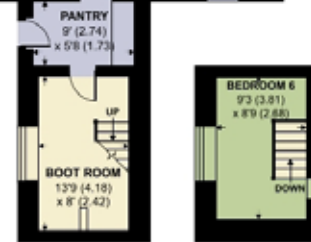
FIRST FLOOR 1



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Symonds & Sampson. REF: 1264790



FIRST FLOOR 2

AX/ACG/0525



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