

An aerial photograph of a large, modern stone house with a tiled roof and a two-car garage, situated on a hillside. The house is surrounded by lush greenery, including trees and manicured lawns. In the background, a village with a church spire is visible, nestled in a valley. The landscape is characterized by rolling hills and fields under a clear blue sky.

Symonds
& Sampson

Lower Coombe

Wadley Hill, Uplyme, Lyme Regis

Lower Coombe

Wadley Hill, Uplyme,
Lyme Regis DT7 3SU

An attractive country property comprising a 4 bedroom bungalow, surrounded by lovely gardens, situated on the edge of Uplyme close to Lyme Regis and the coast. Farm building and 18.05 acres (7.30 ha) of strategic pastureland.



 18.05 acres (7.30 ha)

- Attractive elevated location close to Lyme Regis and the coast
- Spacious 4 bedroom bungalow in need of modernisation
- Potential to extend or reconfigure accommodation
 - Attractive mature gardens and sun terrace
- Block of strategic edge of village pastureland and substantial agricultural building (both considered to have potential for future development STPP)

Freehold

For Sale by Private Treaty
as a Whole or in up to Four Lots

Lot One – Lower Coombe - 1.84 acres
Lot Two – Land at Wadley Hill - 6.80 acres
Lot Three – Farm Building and 3.21 acres
Lot Four – Land off Lyme Road 6.20 acres

Axminster
01297 33122
rwillmington@symondsandsampson.co.uk



SITUATION

Lower Coombe is set in an elevated and private position on Wadley Hill on the western fringes of Uplyme, overlooking the Lym valley and the sea beyond. The thriving village of Uplyme has a good selection of amenities including the village stores/post office at the petrol station, public inn and village hall with sports facilities. The popular resort of Lyme Regis is a mile distant, yet the property is tucked away and secluded from the bustle of holiday traffic. This picturesque coastal town with the historic Cobb harbour and sandy beach, offers a range of cafes, restaurants, independent shops and a theatre. As part of the UNESCO Jurassic Coast World Heritage Site, there are opportunities for a variety of recreational activities including walking, fishing and swimming. The nearby market town of Axminster (3.5 miles) offers good local facilities including a weekly market, supermarkets and a mainline rail service to London Waterloo (2 hours 40 minutes). Exeter is half an hour's drive with excellent shopping and leisure facilities, as well as access to the M5 and Exeter Airport.

THE PROPERTY

Lower Coombe is a versatile country property, having been in the family's ownership for nearly sixty years. It offers the rare opportunity to purchase a comfortable modern home well-protected by its own land, in a popular location close to the coast. Divided into three main enclosures the productive pastureland is offered in good heart and is currently let to a neighbouring farmer for grazing cattle. Most of the fields are fenced for cattle and have access to natural water supplies. The property could appeal to a range of lifestyle buyers as a family home, equine property or smallholding. In all about 18.05 acres (7.30 ha).

LOT ONE - Lower Coombe, Outbuildings and about 1.84 acres (0.74 ha).

Lower Coombe is a detached bungalow with Purbeck stone and part-rendered block elevations under a tiled roof. The property was built for the current owner's late parents in 1988 and offers spacious and light-filled accommodation which is now in need of some modernisation. The main reception





rooms are located off the entrance hallway, with a generous triple aspect living room opening onto the sunny terrace. The dining kitchen has an adjoining utility room with access to the garden and to the double garage with large rear workshop. There are three double and one single bedroom, as well as a bathroom. Many of the rooms have attractive views over the gardens to the valley and sea beyond. This flexible bungalow with attached garage offers potential to expand or reconfigure the accommodation if required.

Please see floorplan for accommodation and measurements.

OUTSIDE

The circular driveway leads to a parking area and the garage, then loops back to the entrance. A track off the drive gives access to the paddock beyond. Mature gardens surround the property and are well-shielded by mature shrubs and some notable specimen trees. There is a large sunny terrace, ideal for relaxing and entertaining, with fine views over the surrounding countryside, including Shapwick Viaduct.

THE LAND

An attractive gently sloping paddock to the northwest of the dwelling provides protection and amenity use. Access is from the track. In all about 1.84 acres (0.74 ha).

LOT TWO - Land at Wadley Hill - 6.80 acres (2.75 ha)

An excellent gently sloping pasture field, well-situated close to the centre of Uplyme village, adjoining numerous residential properties. Bounded by mature hedges and trees. Access at Venlake Cross.

LOT THREE - Farm Building and 3.21 acres (1.30 ha)

A parcel of pretty pastureland with areas of coppice and the River Lym running through. Access from Lyme Road. Well-shielded by mature trees is a substantial steel framed, block and timber **Farm Building** (36.58m x 7.32m) and an adjoining timber 3 bay **Fodder Barn** (10.97m x 7.32m). The buildings may offer potential for conversion or alternative uses (STPP).



LOT FOUR – Land off Lyme Road – 6.20 acres (2.51 ha)

A productive gently sloping pasture field, well-situated off Lyme Road with frontage to the River Lym on the western boundary. Part of this field was sold for residential development 14 years ago, now being Masters Close. Access from Lyme Road.

SERVICES

Lot 1: Main electricity. Main water. Private drainage.
Broadband: Ultrafast broadband available. Mobile Network Coverage: There is mobile coverage in the area, please refer to Ofcom's website for more details.
Lot 2,3 & 4: Natural water supplies. Main water close by, but not connected.

OVERAGE PROVISION

1. There is no overage on Lot 1.
2. The vendors will consider offers for Lots, 2,3 & 4 with and without the following overage provisions:
Lot 2 - 20 years/50%
Lot 3 - 20 years/20%
Lot 4 - 20 years/20%

Further details, if required, are available from the sole agents.

SPORTING

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

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.

MATERIAL INFORMATION

1. We cannot confirm if the private drainage system complies with the current regulations.
2. Lower Coombe bungalow is situated in an area with a very low probability of flooding from surface water or a river.

RIGHTS OF WAY

1. A public footpath and neighbouring properties have access over the initial section of Lot 1's driveway, a good distance from the bungalow.
2. A public footpath and a permissive footpath cross Lot 2.
3. Lot 2 will not have a right of way over the Lot 1's access driveway.

FENCING OBLIGATION

If sold in lots:

1. The gateway between Lots 1 & 3 is to be blocked up within two months of completion, the cost to be borne by the buyers of Lot 1.
2. A new boundary (stock proof fencing) is to be erected between Lots 3 & 4 within two months of completion, the cost to be borne equally between the buyers of Lots 3 & 4.

LOCAL AUTHORITY

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

TENURE

Freehold with vacant possession upon completion.

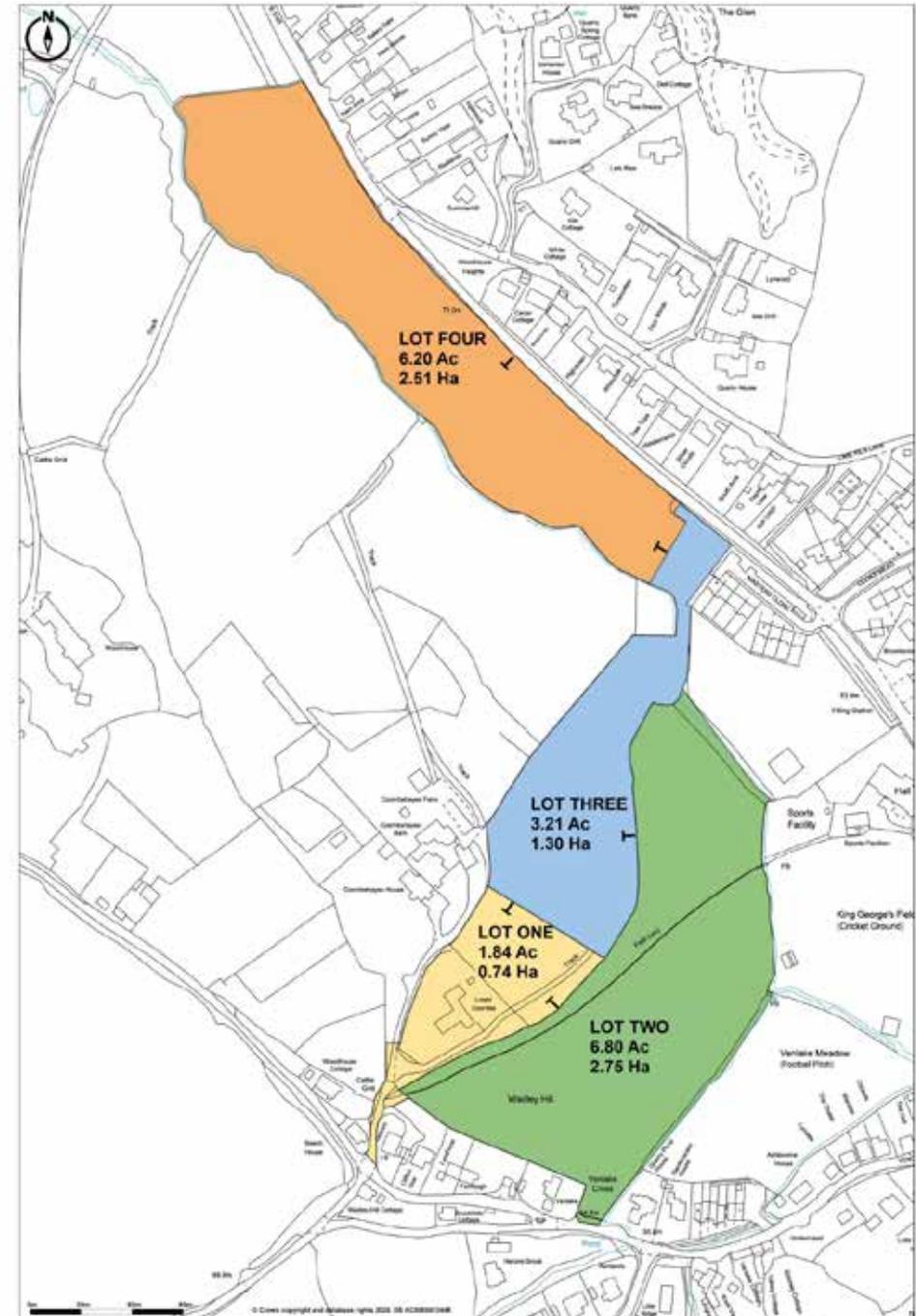
DIRECTIONS

What3words ///haven.enacts.reactions

From the A35 just before The Hunters Lodge Inn take the B3165 signposted to Uplyme and Lyme Regis. At the Talbot Arms in Uplyme, turn right into Gore Lane, then right onto Venlake. Continue onto Wadley Hill. Lower Coombe will be on the right. Our sale board will be posted.

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



Wadley Hill, Lyme Regis

Approximate Area = 1780 sq ft / 165.4 sq m

Garage = 647 sq ft / 60.1 sq m

Total = 2427 sq ft / 225.5 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F	36	
(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). © nidecom 2025. Produced for Symonds & Sampson. REF: 1336543



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01297 33122

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



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