



Symonds
& Sampson

Spring Acre

Spring Head Road, Uplyme, Lyme Regis,

Spring Acre

Spring Head Road

Uplyme

Lyme Regis

DT7 3RS

A beautifully presented detached split level bungalow offering flexible accommodation along with stunning views over Lyme Bay, established gardens and large double garage. In all about 0.5 acre (0.2 ha).



- Large split level dwelling
- Potential for further development
- Well regarded village setting
 - Coast & country views
- Spacious room dimensions
- Double garage completed in 2024
 - Established gardens

Guide Price £750,000

Freehold

Axminster Sales

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THE PROPERTY

Spring Acre is a highly individual split-level bungalow situated in a delightful setting on the edge of the village with far reaching coastal and countryside views down to Lyme Bay. The property was originally constructed during the 1980's with a combination of Purbeck stone and part render elevations under a traditional tiled roof, having been architecturally designed to benefit from the location. The current owners have recently built a large double garage within the grounds as well as replacing the former electric night storage heaters with an air source heat pump. The addition of two downstairs rooms, below the main accommodation, means that this property offers a great deal of versatility.

ACCOMMODATION

The spacious accommodation is arranged over two floors and is extremely versatile. On the ground floor is a reception hall leading into an open plan sitting room with a large bay window offering a south west and sunny aspect and taking advantage of the far reaching views over Uplyme, the surrounding countryside and Lyme Bay. An archway leads through into a dining room, again enjoying a dual aspect. The accommodation flows through to a Moben fitted kitchen with a range of oak fronted wall and base cupboards, built-in oven, four ring hob and tiled flooring. There are two spacious double bedrooms with the master bedroom suite fitted with an extensive range of built-in wardrobes and a dresser and features a smart en-suite bathroom with white suite and separate shower enclosure. Opposite the second bedroom is a smart shower room. From the hallway stairs lead down to the lower ground floor and a further large double bedroom/annexe room which includes a kitchenette, shower room and its own pedestrian door to the outside. The lower ground floor offers further scope to create a larger annexe or private workspace away from the main accommodation by converting the former integral garage, now a boot room, into additional accommodation.





OUTSIDE

From the lane a shared driveway leads onto a large private driveway belonging to Spring Acre, with turning area and access into the double garage. To the front of the property is an area of lawned gardens, surrounded by mature trees with a path and steps leading up to the front door and a large paved terrace with wrought iron railings enjoying superb views across Uplyme and Lyme Regis to the sea. The gardens extend around the side and rear with large expanses of lawned gardens bounded by hedges and trees. In total the gardens extend to around 0.5 acre (0.2 ha).

SITUATION

Spring Acre is situated on the fringes of the village of Uplyme just a few moments from the nearby countryside and bridle way which joins The River Lym pathway into Lyme Regis. Uplyme has a good selection of local amenities including a general stores/post office situated at the petrol station, village hall, public inn and cricket pitch. 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. The property is readily accessible by road and rail with access both east and west via the A35 and A3052. There are motorway connections to the M5 at Taunton and Exeter, the latter also having a regional airport.



SPORTING

Racing at Taunton, Exeter and Wincanton. Golf at Lyme Regis or Seaton. Sailing on the coast of Lyme Regis, Weymouth or West Bay. Nearby sports clubs and leisure facilities in Uplyme and Lyme Regis. Good coastal and countryside walks within the area with numerous public footpaths and bridleways.

EDUCATION

Within short distance are the sought after state schools of Mrs Ethelston's Primary in Uplyme and Woodroffe School in Lyme Regis. School buses serve the highly acclaimed

Colyton Grammar School 8 miles to the West. Private schools accessible by school transport, train or car include Perrot Hill Prep (Crewkerne) and St John's (Sidmouth), along with the Taunton and Exeter schools.

DIRECTIONS

What3Words
///venues.perfumes.warm

SERVICES

Main electric, water and drainage.
Broadband : Superfast available

There is mobile coverage in the area. Please refer to Ofcom's website for more details.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council, Honiton, Devon.
Council Tax Band : G

MATERIAL INFORMATION

The property is at very low risk from flooding from rivers and seas, and surface water. The property features a covered well to the left of the garden shed. Spring Acre has a right of access over the first part of the driveway from the lane side owned by Larks Rising.

Spring Head Road, Lyme Regis

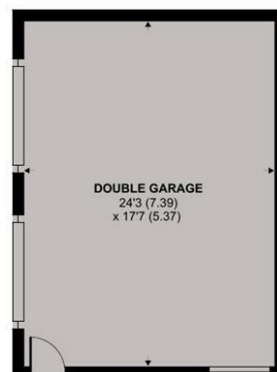
Approximate Area = 1846 sq ft / 171.4 sq m

Garage = 427 sq ft / 39.6 sq m

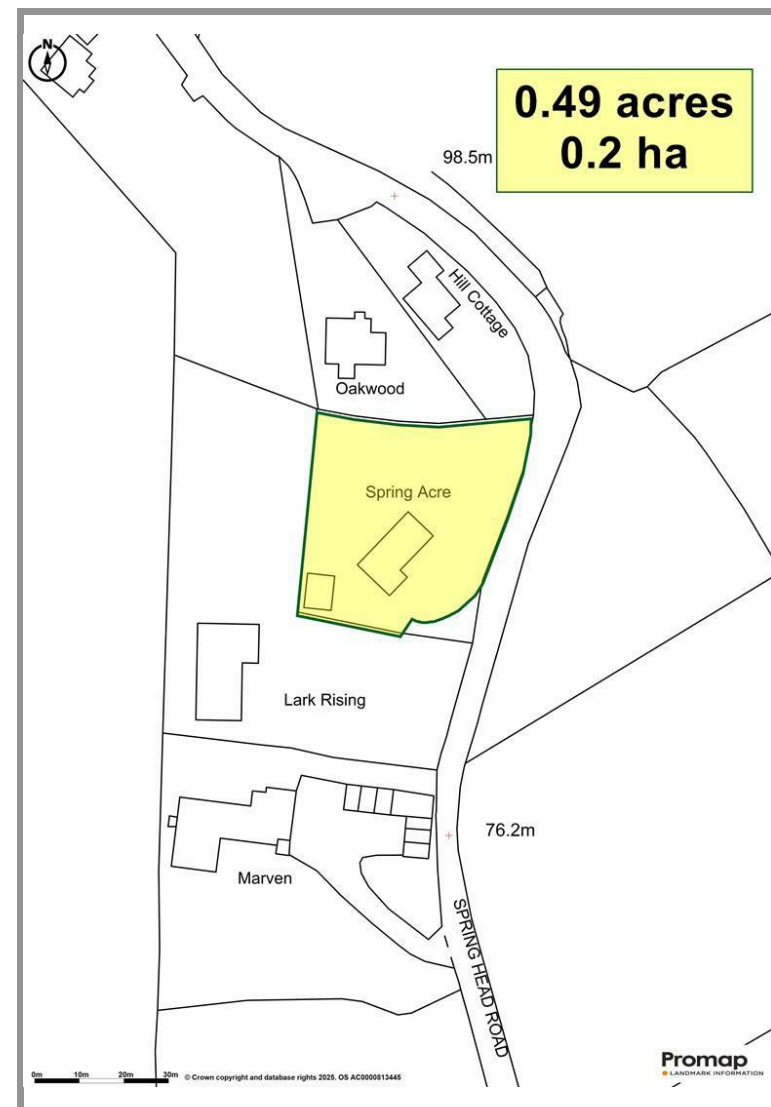
Total = 2273 sq ft / 211 sq m

For identification only - Not to scale

| Energy Efficiency Rating | | |
|---|---------|--------|
| Energy Efficiency | Current | Target |
| A | | |
| B | | |
| C | | |
| D | | |
| E | | |
| F | | |
| G | | |
| For energy efficient - higher rating code | | |
| England & Wales | | |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Symonds & Sampson. REF: 1357289



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