

Iona,



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Lyme Road, Uplyme, Lyme Regis, Dorset DT7 3XA

Lyme Regis 1.5 miles. Axminster 4 miles. Bridport 12 miles.

A very attractive and well presented, individual detached chalet-style house, set in extensive gardens with lovely country views, in the popular village of Uplyme, close to Lyme Regis and the Jurassic Coast.

- Attractive individual home
- 4 Bedrooms
- 2-3 Reception rooms
- Home and income potential
- In all about 1/5 to 1/4 acre
- Lovely open views
- 3 Bathrooms (2 en-suite)
- Very well presented
- Secluded established gardens
- Freehold. Council Tax Band E

Guide Price £595,000

THE PROPERTY

Iona is a very attractive, spacious and well presented, individual detached chalet-style house, set in extensive gardens occupying an elevated position with lovely country views, in the very popular village of Uplyme, close to Lyme Regis and the Jurassic Coast.

Over the years, the property has been subject to extensive refurbishment and upgrading and is now very well appointed. The excellent modern amenities include oil-fired central heating (boiler and oil tank both replaced in the last five years), uPVC part leded light style windows, modern well equipped kitchen with AEG eye-level electric double oven and electric ceramic halogen hob, attractive modern bathroom/shower room fittings (ground floor bathroom/shower room refitted just five years ago), large garden room with recent upgraded fixed/insulated roof. And a large brick/beamed fireplace with wood burner in the sitting room.



The extensive and versatile accommodation faces east/west, enjoying lovely views over the surrounding countryside and was at one time used as a Bed & Breakfast.

The property would equally be ideal as a family home, for a couple/retirement or for home and income ie Airbnb etc.

Briefly, the accommodation extends to:

Ground floor – Hall, living room, through kitchen/dining room with walk-in larder, garden room,
inner hall, utility, third bedroom, bathroom/shower room.

First floor - Main landing - bedroom with en-suite shower room, second bedroom with en-suite shower room.

Second Landing – Fourth bedroom/office.

OUTSIDE

The property stands in a good sized long plot of about one-fifth to one-quarter of an acre.

Long driveway with extensive parking and turning areas.

Well laid out front gardens with lawn, arbor, raised adjoining paved terrace and side pedestrian gate. The rear garden is very large with a good sized depth, private and, again, enjoying the lovely views. Extensive areas down to lawn together with large timber summerhouse/studio (excellent potential for conversion for use as a home office, studio or letting unit for Airbnb etc.)

SITUATION

The property enjoys an elevated position with lovely views to Woodhouse Hill. Uplyme is a very popular village with a wide variety of local amenities, including a petrol station/Post Office/village shop, church, highly regarded primary/secondary schools, village hall with cricket pitch and tennis club and public house. The popular coastal town of Lyme Regis is very nearby with lovely beaches, harbour and the iconic Cobb. This thriving town offers bespoke shopping and dining as well as good provision of day to day amenities, including a health centre, churches, library and an independent theatre. The whole area is designated as an Area of Outstanding Natural Beauty (AONB) with excellent walking opportunities easily accessible from the property, including the lovely walk along the River Lym to Lyme Regis.

SERVICES

Mains electricity, water and drainage. Oil-fired central heating.

VIEWINGS

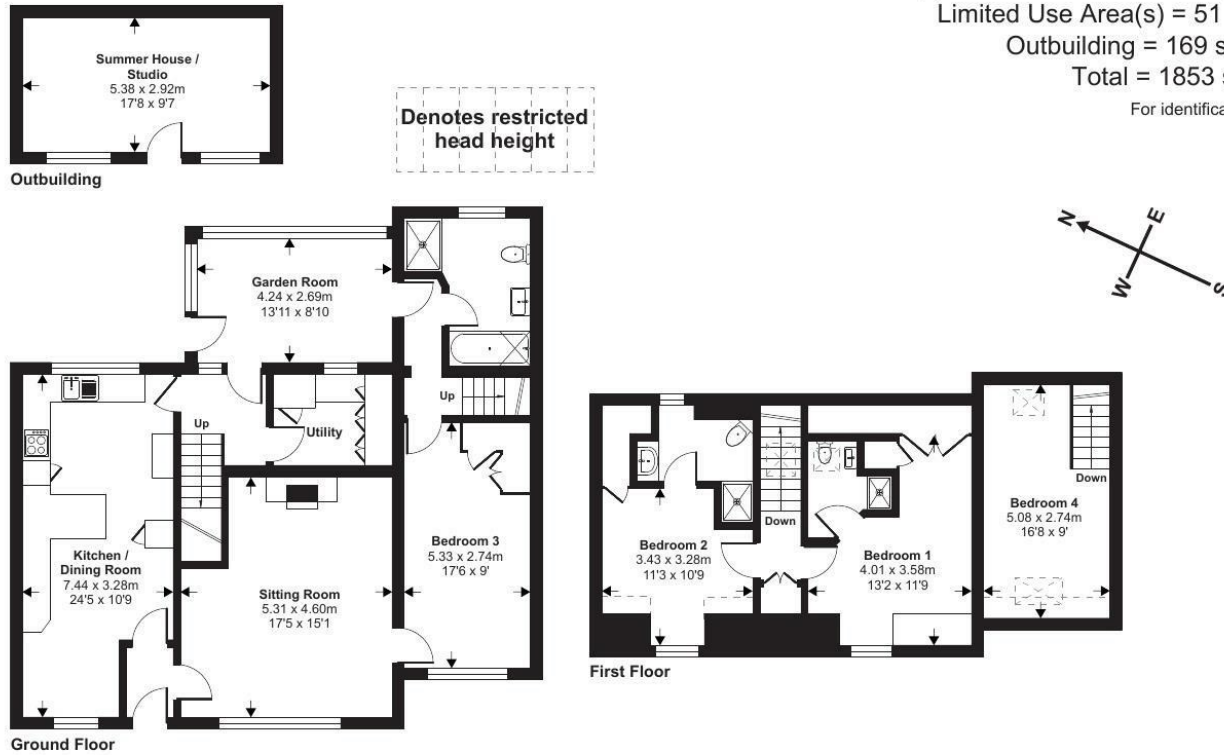
Strictly by appointment with Stags Bridport.

DIRECTIONS

From Bridport follow the A35 to Raymonds Hill and at the Hunters Lodge public house turn left, signed Uplyme and Lyme Regis. Iona is found on the left after about 1.8 miles.

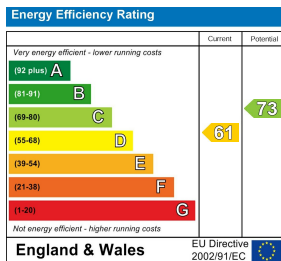


Approximate Area = 1633 sq ft / 151.7 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Outbuilding = 169 sq ft / 15.7 sq m
 Total = 1853 sq ft / 172 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2023. Produced for Stags. REF: 1049506

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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