



Eveleigh



Eveleigh Venlake Lane

Uplyme, Lyme Regis, DT7 3SB

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

Charming cottage in need of renovation, offering much flexibility to be a main home or split down into two or three smaller units. Parking EPC G

- Council Tax B & D (two separate titles)
- Flexible layout could be split into smaller units
- No onward chain
- Renovation project
- Freehold
- Period Cottage
- Parking
- Huge potential
- Not listed

Guide Price £395,000

SITUATION

Uplyme is a very popular village with a 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.



DESCRIPTION

Formerly three separate cottages, Eveleigh has more recently been inhabited as one detached house offering much flexibility to a buyer wanting to renovate and create a superb main home, or split into two or three cottages for multi-generational living or holiday let purposes. There are many ways the property could be redesigned and laid out to suit your needs. Currently the property is being sold as one unit under two separate title deeds. Not being listed gives more flexibility to a buyer wishing to make changes and we understand the thatched roof is suitable to be rethatched if wished, or removed and replaced with a more modern material. The thatched roof is currently under corrugated iron.

ACCOMMODATION

Accommodation is arranged over two floors with many original features such as inglenook fireplaces, exposed beams and floorboards offering so much character and potential. With three separate staircases centrally and at either end, it would be possible to divide the accommodation into two or three smaller cottages or retained as one. There are attractive rear gardens offering much privacy with a newly renovated stone outbuilding to one side, a summer house and access around the side of the house. At the front is off street parking, for two small cars or one larger, but by removing a front wall a further space could be created. The current owners have achieved planning consent for demolition of rear extension and replacement with a two storey rear extension. Plans can be viewed on the planning portal under 22/2687/FUL.

SERVICES

Mains drainage, electricity, water and gas. Wood burning stove, storage heaters and gas fire.
Broadband - Standard up to 14Mbps, Superfast up to 70Mbps and Ultrafast up to 1000Mbps.
Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).
A professional roof report is available as well as an ecology survey and a digital topographical survey was completed and 3D plans are available. An asbestos survey was carried out by the present owners and asbestos removed.

DIRECTIONS

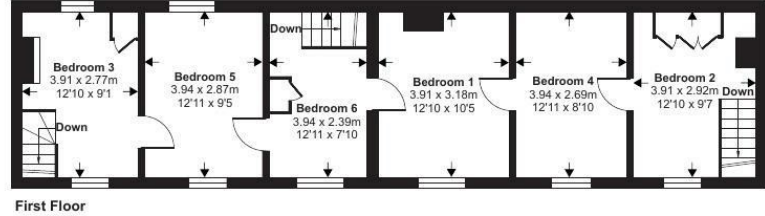
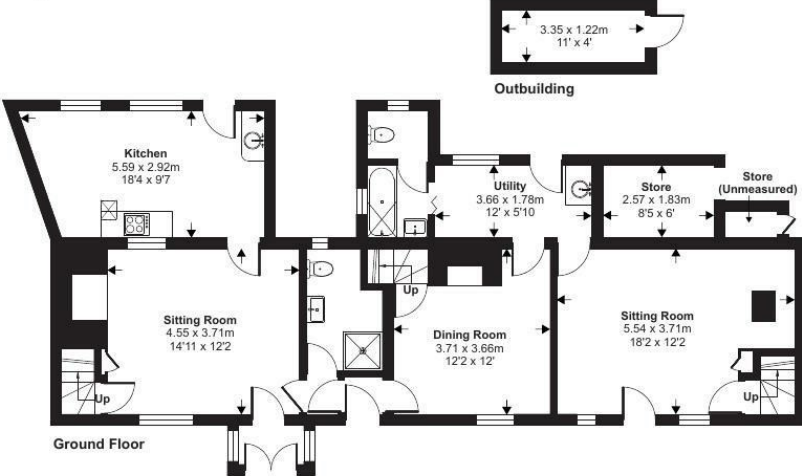
Proceed onto Venlake Lane heading downhill the property will be found a short way down on your right hand side.

VIEWINGS

Strictly accompanied by Stags Bridport.



Approximate Area = 1745 sq ft / 162.1 sq m (excludes store)
 Store = 47 sq ft / 4.3 sq m
 Outbuilding = 44 sq ft / 4 sq m
 Total = 1836 sq ft / 170.4 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). ©nitchecom 2024. Produced for Stags. REF: 1106459

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		62
(39-54)	E		
(21-38)	F		
(1-20)	G	9	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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