



6, Barnes Meadow

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Uplyme, Lyme Regis, Dorset DT7 3TD

Close to the village centre Lyme Regis/Jurassic Coast 1.2 miles

A very spacious and attractive character style house with uninterrupted views over the Uplyme valley, close to Lyme Regis and the Jurassic Coast.

- Generous 1537 SqFt floor area
- Four double bedrooms
- Living room with fireplace
- Wonderful village & country views
- Sought after village
- Well appointed modern home
- Two bathrooms (1 en-suite)
- Large semi-open plan dining/family room/kitchen
- Attractive south facing rear garden
- Freehold. Council tax band D

Guide Price £479,500

THE PROPERTY

6 Barnes Meadow is a very impressive, bespoke and contemporary terraced character style house which enjoys elevated and uninterrupted views across the Uplyme valley. It was built in 2002 forming part of the very attractive Barnes Meadow development and within a terrace of just 8 individual houses built in a mixture of period styles materials. A large loft conversion was skilfully undertaken in around 2008 providing excellent additional space.

The house is very well presented and finished to a very high specification with features including an air source heat pump for central heating, fireplace, well equipped kitchen and beech fronted units and comprehensive appliances (double oven with Bosch electric induction hob, dishwasher, washing machine and tumble dryer), attractive shower/bathroom fittings and sealed unit windows.

The extensive accommodation extends to a generous floor area of around 1537 SqFt and it is principally arranged over three floors with many of the rooms enjoying the lovely views over the village and Uplyme valley.

Briefly the accommodation extends to -

Ground floor - reception hall, cloakroom, living room, large semi-open plan dining/family room/kitchen with a good-sized storage cupboard.

First floor - large landing with double built in wardrobe/store, principal bedroom with en-suite shower room, two further double bedrooms, bathroom.



Second floor - landing, fourth bedroom/living room with extensive under eaves storage.

OUTSIDE

There is the benefit of an allocated parking space and visitors' parking

There is a small front open plan garden designed for easy maintenance. The rear garden is a further feature being good sized, south facing and attractively landscaped being arranged over two levels with a rear pedestrian gate. Immediately adjoining is a large full width paved terrace with a useful timber shed. Steps lead up to a timber decking area with a gravelled border and beyond, a lawn with raised beds and featuring a palm tree.

SITUATION

The property is situated on the highly sought-after and exclusive Barnes Meadow development in the popular village of Uplyme. The village is only 1 mile north-west of Lyme Regis and lies in a shallow valley on the Dorset/Devon border. Within easy reach is a small range of everyday amenities including a church, public house, filling station, shop and post office, as well as a tennis club and cricket pitch. There is a lovely walk along the River Lim to the centre of Lyme Regis. Woodroffe Secondary School is conveniently located within about 10 minutes' walk with Mrs Ethelston's CE Primary Academy about 7 minutes' walk. Lyme Regis is a well-known and picturesque seaside town on the beautiful Dorset/Devon coast, famous for its Cobb, which incorporates the harbour, beach and excellent golf course. There is a good range of shopping and other facilities, whilst the County towns of Exeter and Taunton are within easy motoring distance. There is a main line railway station at nearby Axminster with a regular service to London (Waterloo). The market town of Bridport is only about 12 miles to the east. Much of the area is designated one of the outstanding natural beauty and Lyme Regis is part of the beautiful World Heritage Site Jurassic Coastline.

AGENT'S NOTE

There is a yearly resident's charge of £250 payable for the general update of communal areas and paths at the development.

SERVICES

All mains service. Air source heat pump for central heating and summer cooling.

Broadband - Standard up to 15Mbps and Superfast up to 80Mbps.

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.)

VIEWINGS

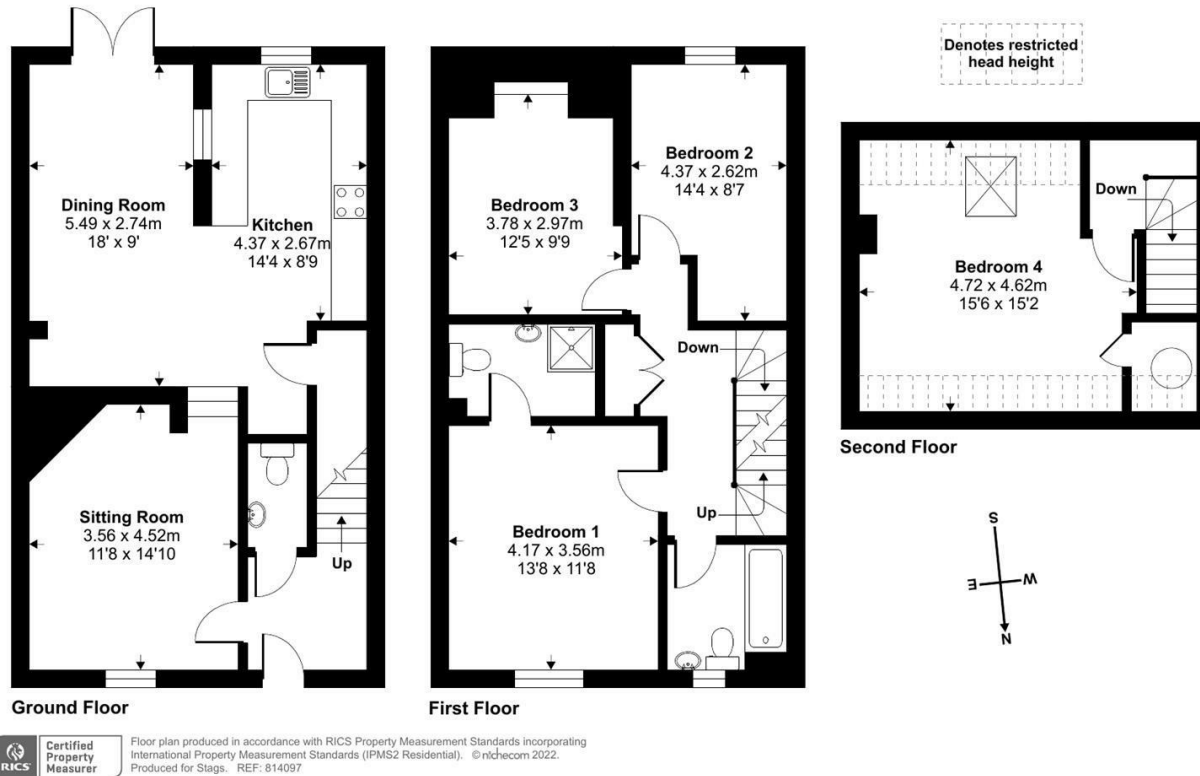
Strictly by appointment with Stags. Bridport.

DIRECTIONS

From Bridport go west along the A35. At Raymonds Hill at the Hunters Lodge Public House turn left into Lyme Road, continue for about 2 miles into Uplyme and turn right into Barnes Meadow. Take the first available right into the residents' car park.



Approximate Area = 1469 sq ft / 136.5 sq m
 Limited Use Area(s) = 68 sq ft / 6.3 sq m
 Total = 1537 sq ft / 142.8 sq m
 For identification only - Not to scale



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		
(82 plus) A		
(61-81) B		
(49-60) C		
(34-48) D		
(19-33) E		
(7-18) F		
(1-6) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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