



A DETACHED FORMER BARN, SITUATED IN THE POPULAR AREA OF YAWL WITH
PRETTY GARDEN AND OFF ROAD PARKING



The Old Barn, Lyme Road, Yawl, Uplyme, Devon DT7 3XA
Guide Price £420,000

- Detached Former Barn
- Character Accommodation
- Delightful Rear Garden
- 3 Bedrooms
- Generous Lounge
- Conservatory
- Kitchen and Utility/Cloakroom
- Family Bathroom
- Off Road Parking and Garage

The Old Barn is a charming detached home, formerly belonging to Yawl Farm until its conversion in around 1987 by a local builder. Constructed of stone and part brick elevations under a tiled roof, the property offers comfortable living space, and which benefits from a lovely garden to the rear which is well stocked, together with off road parking area and detached garage.

Whilst presented in very good order throughout, it would now benefit from some internal updating. The accommodation also includes a generous lounge, kitchen, utility/cloakroom area, large conservatory, as well as three bedrooms and family bathroom to the first floor. The property is also offered to the market with no onward chain.

The Accommodation Comprises:

Access off the lane via timber gate to paved path leading to side access to garden and the front entrance door.

Lobby

With ceiling light and doors off to:

Cloakroom/Utility

With WC and space for washing machine. Hand basin. Floor mounted boiler.

Kitchen

11'10" x 7'11" (3.61m x 2.41m)

With solid wood wall and base units with rolled edge laminate worktops. Inset 1.5 bowl stainless steel sink and drainer. Integral electric hob and oven. Tiling to splashback areas. Undercounter space for fridge. Radiator. TV and telephone points. Spotlights. Dual aspect double glazed windows. Door to:

Lounge

16'8" x 15'3" (5.08m x 4.65m)

With woodburning stove. Exposed timber beams. Staircase leading to first floor. uPVC obscured door from outside. 3 Wall lights. Radiator. 2 TV points. Timber single panel doors to:

Conservatory

15'5" x 9'11" (4.70m x 3.02m)

uPVC construction (enlarged in 2009) with doors to outside. Radiator. Ceiling spotlights.

FIRST FLOOR

Landing

Built-in cupboards housing immersion tank and header tank, with fitted shelving. Velux window. Ceiling spotlight.



Bedroom 1

13'11" x 9'7" (4.24m x 2.92m)

Dual aspect double glazed windows. Radiator. 2 Built-in cupboards. TV point and telephone point. Ceiling spotlight.

Bedroom 2

11'3" x 8'1" (3.43m x 2.46m)

Dual aspect windows. Radiator. Ceiling spotlight.

Bedroom 3

8'1" x 5'5" (2.46m x 1.65m)

Velux window. Radiator. Ceiling spotlight.

Bathroom

Velux window. Fully tiled. Timber panelled bath, WC, pedestal hand basin, radiator, shaver point.



LOCATION AND OUTSIDE SPACE

The Old Barn is located in the charming hamlet of Yawl, within easy reach of the popular village of Uplyme and local walks. The property is approached via a 5 bar timber gate which opens on to a bridlepath (owned by The Old Barn) and which in turn leads around to the parking area for the house to the right hand side, with a further gate opening to the parking area and providing access to the garage at the top of the garden. There is also access via a timber gate and subsequent pathway to the side of the property, to its front entrance. The outside space lies predominantly to the rear, with a patio area to the lower level accessed via both the conservatory internally as well as to the side of the property via a pedestrian gate and through a brick archway. There is a further lawned area with mature planting and trees throughout, with stone steps from the lower patio level to the lawned area, with a stone path leading to and from the parking area and garage.



PARKING

17'3" x 14'5" (5.26m x 4.39m)

Garage constructed with stone masonry elevations under a slate tiled roof. Double timber doors and timber pedestrian door, single glazed window, light, power and mains water connection.



MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: E

Tenure: Freehold

Please note that there is a footpath over land bordering the northern boundary of the property. This strip of land was acquired by the current owners in 2009 - please enquire with the marketing agent for more details.

SERVICES

We understand the following to be correct by applicants should verify this with their own enquiries.

Electricity: Mains (smart meter)

Water: Mains

Drainage: Mains

Heating: Oil fired central heating. There is no gas supply to the property.

Broadband and Mobile Signal/Coverage: See checker.ofcom.org.uk

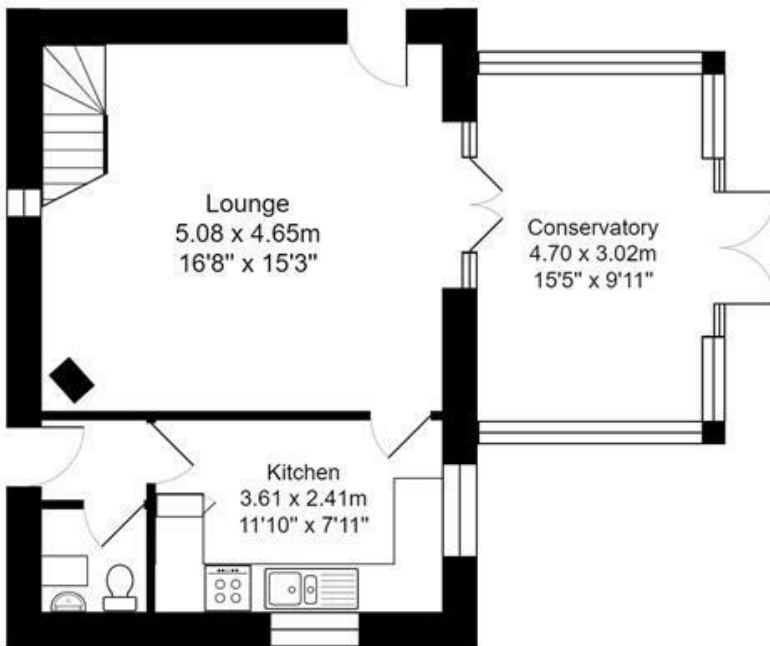
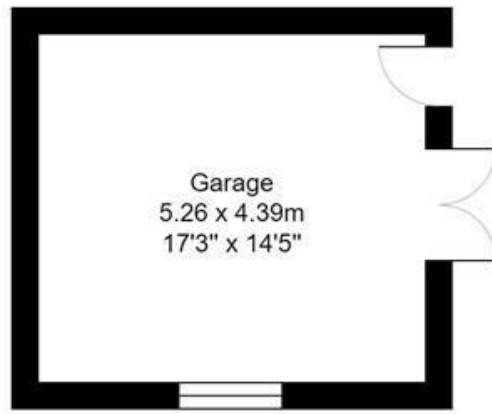


VIEWING

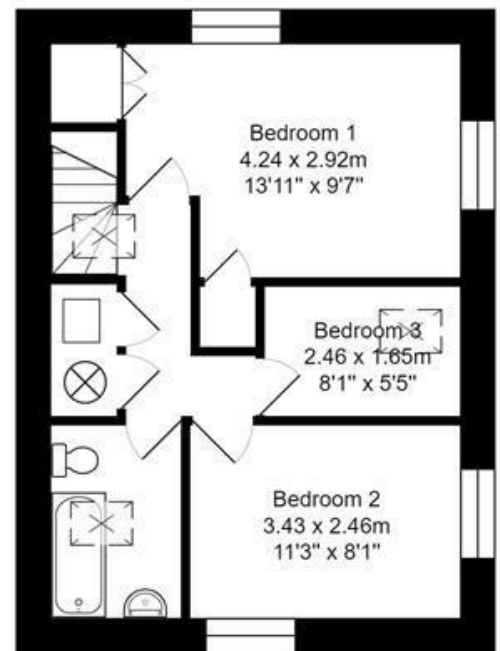
Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

DIRECTIONS

From Lyme Regis town centre take the right fork (Silver Street) at the top of Broad Street and continue to Uplyme. Continue through the village, eventually reaching the sign post for Yawl. After approximately 0.2 miles, the property will be found on the right hand side, just before Cathole Lane on your left.



Ground Floor

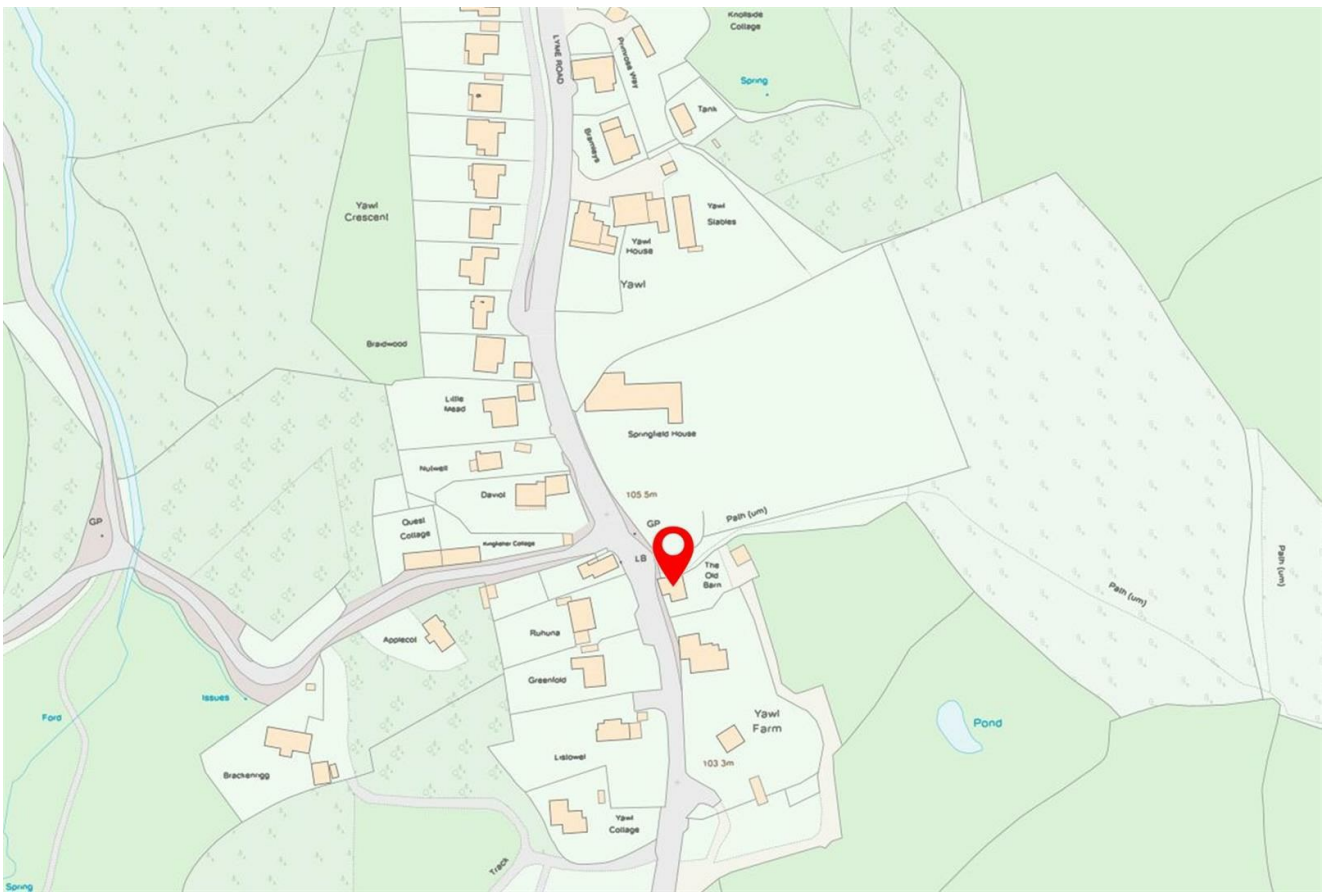


First Floor

Total Area: 89.2 m² ... 960 ft² (excluding lean-to/logstore, garage)

Not to scale. Measurements are approximate and for guidance only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

NOTES:

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
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 - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
 - 2.3 **Plans where shown are for identification purposes only – not to scale.**
 - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4629**

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