

STAGS

Southcote







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Rocombe, Lyme Regis, DT7 3RR

Lyme Regis 2 miles. The Sea 2 miles. Axminster 3.5 miles

A charming, picture postcard, detached period cottage with stunning gardens in an idyllic and tranquil secluded country setting

- Chocolate box cottage
- 2 Double bedrooms, bathroom / shower room
- Host of character rich features
- Stunning south facing gardens and grounds
- In all about 0.6 acre
- Tranquil off the beaten track setting
- 2 Reception rooms
- Beautiful country views
- Garaging, parking and outbuildings
- Freehold. Council Tax Band E

Guide Price £595,000

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THE PROPERTY

Southcote is a charming, detached period thatched cottage with beautiful, secluded gardens and grounds, within the very sought after peaceful country hamlet of Rocombe, yet within easy reach of Uplyme, Lyme Regis and the Jurassic Coast.

The cottage is understood to date back to circa 1750 with later additions in the early 1900s. It has natural stone colour-washed elevations and is grade 2 listed, of architectural or historic importance.

The cottage is very well maintained and presented. It was totally rethatched in 2017 and, therefore, has a long lifespan.

The cottage offers a host of character features, typical of its type and period, including exposed beams, flagstone flooring, window seats and cottage doors.

The character-rich accommodation extends to:

Ground floor - Pillared porch, living room with electric log burner, dining room, kitchen with solid wood painted units, side lobby, utility and pantry

First floor - Landing, 2 bedrooms (principal bedroom has access to large part boarded loft) and bathroom / shower room with large walk-in shower.

The beautiful gardens and grounds are a further big feature of the cottage, providing a wonderful, delightful and secluded setting.

A very rare buying opportunity.

OUTSIDE

There is a driveway for two cars and a detached single garage. There is additional off-road parking available on the opposite side of the lane (not part of the freehold).

The gardens and grounds are arranged in a whole number of areas. Immediately adjoining the cottage is a large walled garden, which is very well stocked, together with an adjoining sheltered terraced courtyard. Beyond are extensive gardens and grounds which are undulating and part down to lawn/grass interspersed with a whole variety of trees and shrubs plus apple and pear trees, vegetable cages with raised beds and steps up to higher levels with wooded areas together with rhododendrons. Beautiful long range views are enjoyed over the rolling countryside towards Devon.

There are a whole number of useful outbuildings including a detached stone store (insulated), workshop, range of sheds and greenhouse.













SITUATION

Southcote occupies a beautiful and tranquil ‘off the beaten track’ location in the highly sought after hamlet of Rocombe and within an Area of Outstanding Natural Beauty (AONB). It is, however, far from isolated, being within only one mile of Uplyme village, which offers a range of everyday amenities including a church, thriving village hall with many clubs and associations, public house, petrol station/shop as well as the tennis club and cricket pitch.

The historic town of Lyme Regis, on the beautiful Jurassic Coast, is also within only a few miles, famous for its iconic Cobb, wonderful beaches, harbour and historic buildings. The county towns of Exeter and Taunton are within easy motoring distance. There is a mainline railway station at nearby Axminster to London Waterloo and the West Country. The lovely market town of Bridport is only about 12 miles to the east.

SERVICES

Mains electricity. Private water via well with holding tank and ph/uv treatment system (Mains water is available at property but not connected). Electric oil filled radiators. Smart electric heating throughout. Septic tank drainage.
Broadband - Standard up to 6Mbps and Superfast up to 36Mbps.
Mobile phone service providers available is Three for voice and data services inside and outside and EE, O2 and Vodafone for voice and data services 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).

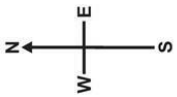
VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

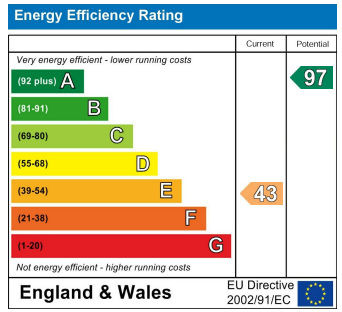
From Bridport take the A35 west and on approaching Raymonds Hill take the 1st left into Red Lane and at the 1st crossroads continue straight across, then take the next left into Springhead Road. Following along Springhead Road go past a white cottage on the right and after a further ¾ mile, at the bottom, take a sharp right (look for a wooden bench on the right). Southcote will be found after a few hundred yards on the right (it is the 1st property), park on the grass verge to the left.
What3Words: ///faced.golden.plants

Approximate Area = 875 sq ft / 81.2 sq m
Garage = 161 sq ft / 14.9 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1114 sq ft / 103.3 sq m
For identification only - Not to scale





Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1528318



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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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