



Symonds  
& Sampson

# Crogg House

Crogg Lane, Uplyme, Devon



# Crogg House

Crogg Lane  
Uplyme  
Devon DT7 3TN

Individual bay fronted detached residence with wrap around walled garden, driveway parking and in walking distance of nearby schools. Approximately 1.1 miles inland from Lyme Regis seafront.



- Detached family home
- Sitting room with wood burner
- Large kitchen/family room
  - Character features
- Gas fired central heating
- Outbuilding and garage
- Gated driveway parking
- Pretty walled garden

Guide Price £425,000

Freehold

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## THE PROPERTY

This traditionally constructed family home occupies a most pleasant location in the favoured village of Uplyme and offers buyers plenty of scope for improvement. The well-appointed accommodation offers the perfect blend of features associated with properties from this era as well as modern conveniences such as gas fired central heating. Of note is the kitchen/family room which enjoys a dual aspect with plenty of natural light and makes for a great family orientated space, while the adjoining lean-to style outbuilding provides an abundance of storage space and/or potential to incorporate within the footprint of main house (STPP).

## ACCOMMODATION

The property features a spacious entrance hallway with staircase rising to the first floor and a delightful main reception room with bay window and wood burning stove. To the rear is the kitchen/family room fitted with a wide range of base units, breakfast bar and seating area. Off the first floor landing are three good size bedrooms and family bathroom. The loft is fully boarded and can be assessed via a pull down ladder with light and Velux window.

## OUTSIDE

The property is approached from the lane side via a pillared driveway with double gates which in turn leads to the garage and parking. Hard standing continues beyond the garage and leads down to the lean too outbuilding. This stage provides plumbing and space for appliances, along with light and power connected. The remainder of the walled garden is laid to lawn with shrubs and

planted borders with mature trees interspersed. There is a small pond, patio seating area and children's playhouse to one side, with gated access to and from Crogg Lane via stone steps from the garden.

## SITUATION

Crogg House sits with the village boundaries of Uplyme along a picturesque lane among a selection of individual properties. The village has a thriving community with excellent facilities including a general stores/fuel station and Post Office, public inn, village hall, sports clubs, with the surrounding area renowned for its footpaths and trails. There are also well regarded primary and secondary schools close by. Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The nearby market town of Axminster offers a good range of day to day amenities, including supermarkets as well as a vibrant street market every Thursday and a mainline train service to London Waterloo.

## DIRECTIONS

What3Words  
///pipe.seaweed.tresspass

## SERVICES

Mains electric, water and drainage.  
Ultrafast broadband and mobile network coverage are available.  
Refer to Ofcom's website for more details.

## LOCAL AUTHORITY

East Devon Council  
Tel : 01404 515616  
Council Tax Band E

## MATERIAL INFORMATION

The land around the property is at very low risk from flooding from rivers and seas, and surface water. The current owners removed the loadbearing wall between the kitchen and the dining room which required a steel. This has been completed and reviewed by East Devon Building Control. The full building regulations certificate cannot be issued until window hinge replacement to the habitable rooms has been carried out. The current opening width is 400mm but requires a clear opening of 450mm. Further details are available by contacting East Devon Building control ref: 24/B0756/WEBRG



# Crogg Lane, Uplyme, Lyme Regis

Approximate Area = 1113 sq ft / 103.4 sq m

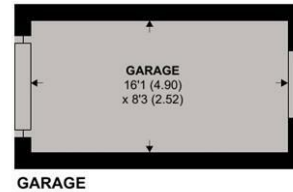
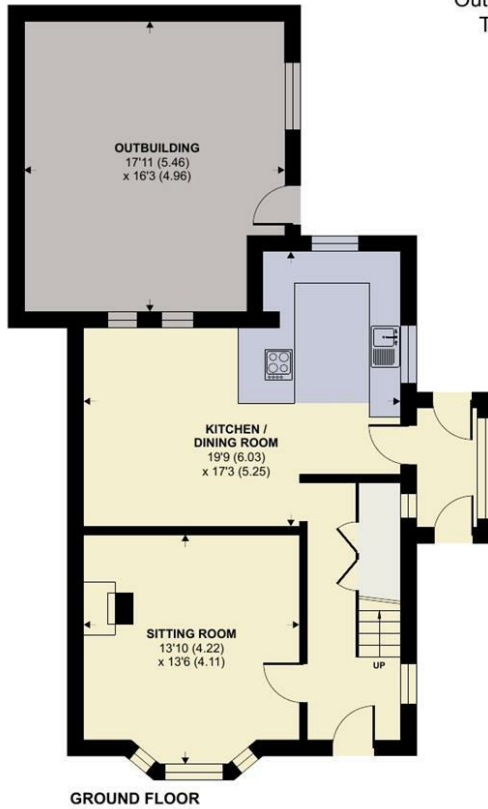
Garage = 133 sq ft / 12.3 sq m

Outbuilding = 284 sq ft / 26.3 sq m

Total = 1530 sq ft / 142 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Not energy efficient - higher running costs			
101-155	A		79
81-100	B		
61-80	C		
41-60	D		
21-40	E		
1-20	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1416709



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