



Coolavin, Gore Lane, Uplyme, Lyme Regis DT7 3UU

welcome to

Coolavin, Gore Lane, Uplyme, Lyme Regis

Fox & Sons are delighted to present this truly unique & remarkable home, set within the village of Uplyme - just a stones throw from the beautiful coastal town of Lyme Regis. This one of a kind property radiates individuality, offering an exceptional blend of character, space, and versatility.

Driveway

Paved driveway with space for multiple vehicles leading to detached double garage with car port, electric car charging point, outside water supply, outside lighting, steps up to paved path leading through a timber gate to utility door (used a main entrance)

Utility

Entered via uPVC door, uPVC double glazed windows to side and rear aspects, base units with worktop over, stainless steel drainer sink, floor to ceiling bank of units housing boiler, space for free standing fridge/freezer, washing machine and tumble dryer, door through to kitchen/diner

Kitchen/Diner

Kitchen area:
Velux window, range of wall and base units with worktop over and tiled splashback, central island with round stainless drainer sink, space for Stoves range style cooker with cooker hood over, stainless steel drainer sink, space for freestanding American style fridge/freezer and dishwasher, Villager gas fire set within tiled surround, radiator, spotlights, door through to inner hallway

Dining Area:

uPVC double glazed windows to side aspect, uPVC double doors to front aspect leading to decked patio area, built in dresser unit, radiator, ceiling light points

Inner Hallway

A beautiful, high ceilinged hallway with stairs leading up to first floor, uPVC double glazed windows to rear aspect, radiator, ceiling light point, doors leading to lounge, bedroom 1 and downstairs shower room

Lounge

uPVC double glazed bay window to front aspect with beautiful views to hills beyond, uPVC double glazed window to side aspect, door leading to front garden, log burner set within red brick surround with slate tiled hearth and wooden beam over, radiators, ceiling light points, wall light points

Bedroom 1

uPVC double glazed bay window to front aspect with beautiful views to hills beyond, radiators, ceiling light point, door through to en-suite

En-Suite

Shower with feature panel surround, vanity sink unit with feature panel splashback, low level WC, beautiful tiled flooring, radiator (separate control to rest of house), ceiling light point

Downstairs Shower Room

Electric velux window, walk in shower with tiled surround, large vanity sink unit with tiled splashback, low level WC, beautiful tiled flooring, feature graphite grey towel rail (separate control to rest of house), spotlights

Landing

Velux window to rear aspect, feature beam, doors leading to bedrooms and sliding door leading to WC, ceiling light

Bedroom 2

uPVC double glazed window to side aspect and velux windows to front and rear aspects with beautiful views to hills beyond, two feature beams, under eaves storage, radiator, ceiling light point

Bedroom 3





uPVC double glazed window to side aspect and velux windows to front and rear aspects with beautiful views to hills beyond, two feature beams, under eaves storage, radiator, ceiling light points

Wc

Velux window to front aspect with beautiful views to hills beyond, vanity sink unit with tiled splashback, low level WC, feature beam, wall light points

Annexe

This versatile annexe-style space provides a comfortable living/bedroom area and a modern bathroom - ideal for guests, multigenerational living, home working, creative studio use or a potential rental business. Positioned above the double garage and accessed via a staircase from the rear garden, with a separate Hive heating system, Velux windows to take full advantage of the beautiful countryside views and under eaves storage.

Gardens

Step outside into a garden that feels like its own little world — beautifully layered, lovingly cultivated, and framed by sweeping countryside views. This enchanting outdoor space has been thoughtfully designed to offer both tranquillity and purpose, blending flourishing planting, charming seating areas, and productive borders into one harmonious landscape.

Winding gravel pathways guide you through vibrant, wildlife-friendly beds brimming with colour and texture in the summer months, while terraced vegetable plots invite home-grown living at its best. As you wander upward, each level reveals a new outlook: from cosy corners perfect for morning coffee to elevated spots made for admiring sunsets over the rolling hills beyond.

A private patio sits tucked beside the house, ideal for alfresco dining and summer gatherings, with lush borders softening the edges and creating a wonderfully secluded feel.

Further into the garden, mature planting, fruit trees (apple, cherry and cooking apple) and sculpted lawns open up into generous green spaces — perfect for family play, quiet relaxation, or simply soaking in the peaceful atmosphere.

Further benefiting from tool and potting sheds, outside lighting, power and water supply.

At the far end, a characterful outbuilding (garage with annexe above) and greenhouse offer exceptional versatility for gardeners, hobbyists, or those seeking a creative retreat, all surrounded by established shrubs and ornamental trees that give the garden a sense of maturity and depth.

Whether enjoyed in the golden evening glow beside a firepit or explored on a crisp winter morning, this garden is a true sanctuary — rich with charm, full of life, and designed for those who appreciate the beauty of nature right on their doorstep.

Garage

Large double garage accessed via two sets of double doors from the driveway, with lighting, power, hot water tap and wall mounted boiler



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welcome to

Coolavin, Gore Lane, Uplyme, Lyme Regis

- UNIQUE DETACHED HOME - PARTIALLY TIMBER CLAD IN DOUGLAS FIR
- COUNCIL TAX BAND D
- STUNNING OPEN PLAN KITCHEN/DINER
- SMART HEATING THROUGHOUT
- BEAUTIFUL LANDSCAPED GARDEN

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£695,000



Total floor area 210.3 m² (2,264 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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AXM105015 - 0006

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