

A two-story white cottage with a dark grey tiled roof. The roof is covered with a large array of solar panels. The house has white textured walls and several windows, some with white frames. A large conservatory with white frames and glass panels is attached to the front of the house. To the left, there is a smaller structure with a dark door and a stone staircase leading up to it. The house is surrounded by lush greenery, including trees and bushes. A stone patio area with a small table and chairs is in the foreground. The sky is blue with scattered white clouds.

Symonds
& Sampson

Harcombe Cottage

Harcombe, Lyme Regis Dorset

Harcombe Cottage

Harcombe
Lyme Regis
Dorset DT7 3RN

Nestled in an idyllic setting, this charming character cottage combines flexible accommodation with beautiful gardens and the benefit of no onward chain.
In total 0.92 acre (0.37 ha).



- Semi rural setting
- Beautiful established gardens
- In total 0.92 acre (0.37 ha)
 - Haven for wildlife
 - Scope for improvement
- Three bedrooms and three bathrooms
 - Two driveways
 - Garage & store
- Lyme Regis 3 miles
- No onward chain

Guide Price **£600,000**

Freehold

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THE PROPERTY

This delightful period residence is built of colour washed stone elevations under a traditional roof. Harcombe Cottage is a unique period home which has seen numerous changes and alterations over the years to create a lovely home set in a favoured location. The cottage offers buyers a good degree of flexibility with multiple reception rooms and three bathrooms, with the majority of the rooms enjoying views out over the south facing gardens. Despite needing some updating the cottage does benefit from an oil fired central heating system, extensive double glazing, and solar panels on a feed in tariff.

THE ACCOMMODATION

Harcombe Cottage is accessed from the rear elevation via a stable door which leads into the entrance hallway. To your right is a triple aspect sitting room with double doors which lead out to the terrace. This room adjoins a recently remodelled wet room so could easily be repurposed as a downstairs bedroom. On the opposite side of the entrance hallway is the kitchen/dining room, fitted with a good range of units, integral appliances and a pleasant dining area, again with double doors leading to the terrace. The snug features an open fireplace and stairs leading up to the first floor accommodation. Beyond is the study and a good size utility room incorporating a cloakroom. To the first floor are three double bedrooms and a family bathroom. The master suite has its own shower room in contemporary styling.

OUTSIDE

Approached from the lane side, a gated driveway leads past the western elevation to a parking and turning area. From here there is a good size single garage with up and over door along with a partitioned store room to the rear. Steps lead down to a three tier paved terrace which spans the full width of the cottage providing a beautiful seating area to enjoy the

tranquil setting along with the varied wildlife. Beyond the cottage is a formal area of lawned gardens interspersed with indigenous trees including oak and sycamore. There is a wide variety of established shrubs and a timber framed open fronted store. To the east of the cottage is another driveway and parking area as well as a productive vegetable garden with associated buildings, fig and cherry trees. A small copse of silver birch, ferns and mature rhododendrons. In all 0.92 acres (0.37 ha).

SITUATION

Harcombe Cottage is set in a sheltered position within the pretty hamlet of Harcombe in one of the valleys just outside Lyme Regis in an Area of Outstanding Natural Beauty. The nearby village of Uplyme (2miles) has a good selection of local amenities including a general store/post office situated at the petrol station, village hall, public inn and cricket pitch. Lyme Regis (3 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. The town offers an excellent selection of facilities including many independent shops, supermarkets 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, as well as a vibrant market every Thursday and a mainline train service to London Waterloo. The property is readily accessible by road and rail with access both east and west via the A35 and A3052. There are motorway connections to the M5 at Taunton and Exeter, the latter also having a regional airport.

SPORTING

Racing at Taunton, Exeter and Wincanton. Golf at Lyme Regis or Seaton. Sailing on the coast of Lyme Regis, Weymouth or West Bay. Nearby sports clubs and leisure facilities in Uplyme and Lyme Regis. Good coastal

and countryside walks within the area with numerous public footpaths and bridleways.

EDUCATION

Within short distance are the sought after state schools of Mrs Ethelston's Primary in Uplyme and Woodroffe School in Lyme Regis with the highly acclaimed Colyton Grammar School 8 miles to the west. Primary and secondary schooling at Axminster. Private schools accessible by school transport, train or car include Perrot Hill Prep (Crewkerne) and St John's (Sidmouth), along with the Taunton and Exeter schools.

DIRECTIONS

What3words
///husband.circling.niece

SERVICES

Mains electric and water. Private drainage
Standard broadband and mobile network coverage
Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon District Council
Tel : 01404 515616
Council Tax Band G

MATERIAL INFORMATION

1. The area surrounding the property is at a very low risk from flooding from river, seas, and surface water. There is a covered well to the rear of the property. The grate is not secured do not attempt to remove.
2. The sale is subject to Grant of Probate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81

Harcombe Cottage, Harcombe, Lyme Regis

Approximate Area = 1497 sq ft / 139 sq m

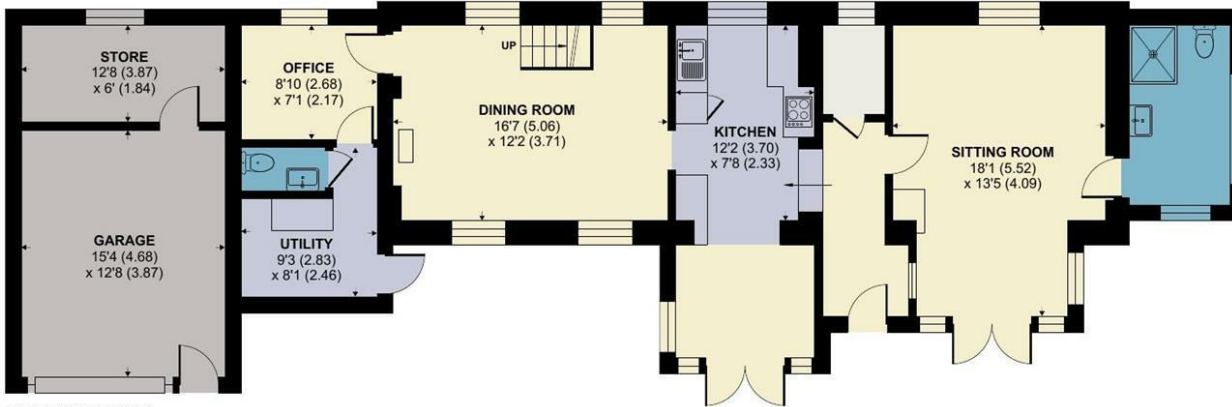
Garage = 278 sq ft / 25.8 sq m

Total = 1775 sq ft / 164.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1510939



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