



Pound Cottage

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Lyme Road, Uplyme, Lyme Regis, DT7 3TH

Lyme Regis/Jurassic Coast 1/1.5 miles. Axminster 5 miles.
Bridport 10 miles.

A charming detached Edwardian cottage enjoying country views in a highly desirable village and within easy reach of Lyme Regis and the Jurassic Coast

- Attractive character cottage
- Well modernised and appointed
- Lovely village and country views
- 3 Bedrooms
- Living room with wood burner
- Kitchen/diner, utility/WC
- Lovely well stocked gardens
- Amenities and countryside nearby
- Popular village close to Lyme Regis
- Freehold. Council Tax Band D

Guide Price £425,000

THE PROPERTY

Pound Cottage is a very attractive and charming detached Edwardian cottage, enjoying lovely distant country views, in the hugely popular village of Uplyme and within close reach of Lyme Regis and the stunning coast. It was built in 1910 and has rendered colour-washed elevations under a slate roof. In recent years it has been subject to extensive modernisation including re-roofing and offers excellent modern amenities.

The many excellent features include gas-fired central heating with NEST system (controlled by App), uPVC small paned style sealed unit windows/doors, oak flooring to the ground floor, wood burner to the living room, modern well equipped kitchen with electric oven, ceramic hob and cooker hood plus space for slimline dishwasher, modern matching units to the utility/cloakroom and a modern bathroom with 'P' shaped bath and mains shower over.

The cottage faces principally south, overlooking Stafford Mount Garden and distant country views are enjoyed to the east. It is very well presented and all the principal rooms of double aspect.

The well presented accommodation extends to:

Ground floor - Living room, kitchen/dining room with French outside doors, utility/cloakroom
First floor - Landing with pull-down ladder to half-boarded attic space, 3 bedrooms (2 double and large single), bathroom.

In addition, the attractive gardens have recently been subject to extensive landscaping/planting together with new fencing.

Making an ideal permanent home, second home or holiday letting/long term letting investment, viewing is strongly recommended by the sole agents.



HOLIDAY LETTING HISTORY

The cottage is currently being, very successfully, offered for holiday letting, producing a very good revenue. The property can be purchased with any future bookings and the comprehensive contents are available by separate negotiation, alternatively vacant possession is available.

OUTSIDE

The delightful gardens are well landscaped and extensively planted with a whole variety of shrubs plus fully enclosed together with an adjoining raised paved terrace and a further newly created higher terrace, taking advantage of the wonderful country views. Paved steps lead down to the lower lane and also giving access to the adjoining public garden (under the ownership of the Parish Council). Within the gardens is a useful recycling store and newly erected high fencing provides privacy/screening from the lane.

SITUATION

The cottage is located centrally within Uplyme, which is a well served village, supporting a whole variety of local amenities including a petrol station/Post Office/shop, church, primary school, village hall and public house. Just a few miles away is the popular and historic coastal town of Lyme Regis, lying on the stunning World Heritage Site Jurassic Coast with wonderful beaches and the iconic Cobb. Near to Pound Cottage is a lovely level walk along the River Lym, taking you into this thriving town offering bespoke shopping and dining as well as good provision of day to day amenities including health centre, churches, library and independent theatre. The whole area is designated as one of outstanding natural beauty (AONB) with excellent walking opportunities easily accessible from the property

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 9Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available are EE and Three for voice and data services inside and outside and 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).

RESIDENTIAL LETTINGS

If you are considering investing in a Buy To Let or letting another property and require advice on current rents, yields or general lettings information to ensure you comply, please contact a member of our lettings team on 01308 428001 or via email rentals.bridport@stags.co.uk

VIEWINGS

Strictly by appointment with Stags Bridport.

DIRECTIONS

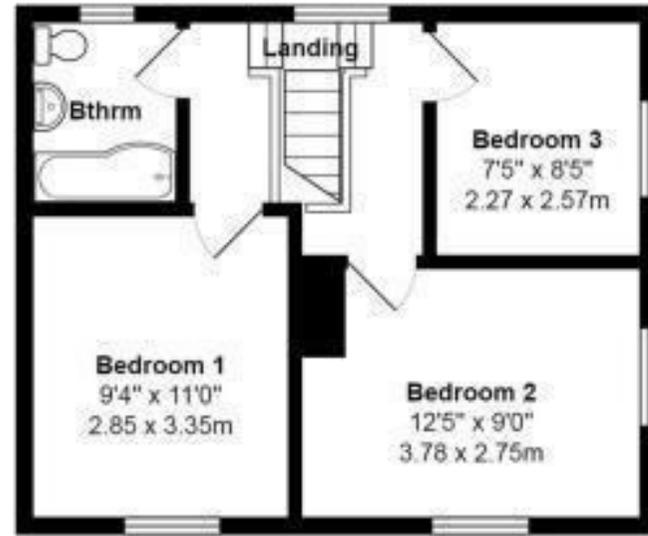
From Bridport go west along the A35. At Raymond's Hill (Hunters Lodge public house) turn left into Lyme Road. Continue for about 2 miles and passing the turning into Barns Meadow Pound Cottage will be seen on the left, on the corner of Crogg Lane.

[What3Words//enchanted.proofread.dozen](https://www.what3words.com/enchanted.proofread.dozen)





Ground Floor



First Floor

Total Area: 788 ft² ... 73.2 m²

All measurements are approximate and for display purposes only.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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