



42, Barnes Meadow



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Uplyme, Lyme Regis, DT7 3TD

Close to Village Centre. Lyme Regis/Jurassic Coast 1.2 miles.

A very attractive and spacious detached character style house with lovely far-reaching views in the popular village of Uplyme

- Fine modern character home
- 4 Bedrooms, 2 bathrooms (1 en-suite)
- Well stocked landscaped gardens
- Village amenities and countryside nearby
- First time on market since new
- Very spacious 1614sqft
- 3 Reception rooms
- Double garage and driveway
- Close to Lyme Regis and the sea nearby
- Freehold. Council Tax Band F

Guide Price £650,000

THE PROPERTY

42 Barnes Meadow is a very attractive and spacious detached, character style, house, enjoying far-reaching views across the Uplyme Valley. It was built in 2003, forming part of the very attractive Barnes Meadow development and offered on the open market for the first time.

The house was finished to an excellent specification and features include gas-fired central heating, small paned timber sealed unit windows, security alarm system, well equipped kitchen with comprehensive appliances (electric double oven, gas hob, microwave and dishwasher), attractive bathroom/shower room fittings, open fireplace and built-in wardrobes.

The house has been well maintained and the generous accommodation has been designed to take advantage of the wonderful views.

Briefly, the accommodation extends to:

Upper ground floor – Canopy porch, reception hall (with pull-down ladder to large attic room (fully floored and lined, two Velux windows, power and light), cloakroom, triple aspect living room, dining room, study, kitchen/breakfast room, utility.

Lower ground floor - Hall, with walk-in airing cupboard, principal bedroom with en-suite bathroom, three further bedrooms, shower room.

The property also features attractive and well stocked landscaped gardens.



OUTSIDE

The house stands on a larger than average corner plot.

Brick paved driveway and detached double garage with remote control door.

The front garden is enclosed behind attractive railings and low walls. The main gardens extend both to the rear and both sides with lawns, well stocked flower and shrub beds, specimen trees, palm tree, apple trees, paved terraces and raised timber decking taking advantage of the views. The gardens also feature a former Birmingham lamppost.

SITUATION

The property is well situated on the highly sought after and exclusive Barnes Meadow development in the popular village of Uplyme. The village is only one mile northwest of Lyme Regis and lies in a shallow valley on the Dorset/Devon border. Within easy reach is a small range of everyday amenities including a church, public house, filling station with shop and post office as well as a tennis club and cricket pitch. There is a lovely walk along the River Lim to the centre of Lyme Regis. Woodroffe Secondary School and Mrs Ethelston's CofE Primary Academy are both conveniently located within some 5-10 minutes' walk. Lyme Regis is a well known and picturesque seaside town on the beautiful Dorset/Devon coast which incorporates the harbour and adjoining lovely beaches. There is a good range of shopping and other facilities plus an excellent golf course. There is a mainline railway station at nearby Axminster with services to London Waterloo and the West Country. The market town of Bridport is only about twelve miles to the east. Much of the area is designated as one of outstanding natural beauty (AONB) and Lyme Regis is part of the beautiful World Heritage Site, Jurassic Coast.

AGENT'S NOTE

There is a yearly residents' charge of £XXX payable for the general update of communal areas and paths at the development.

SERVICES

All mains services. Gas-fired central heating.

Broadband - Standard up to 13Mbps and Ultrafast up to 1000Mbps.

Mobile phone service providers available is EE for voice and data services inside and outside and Three, 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 Raymonds Hill and at the Hunters Lodge public house turn left onto Lyme Road. Continue for about 2 miles into Uplyme and turn right into Barnes Meadow. The property is seen after a short distance on the left corner.

[What3Words///breathing.challenge.trips](https://www.what3words.com/breathing.challenge.trips)



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.

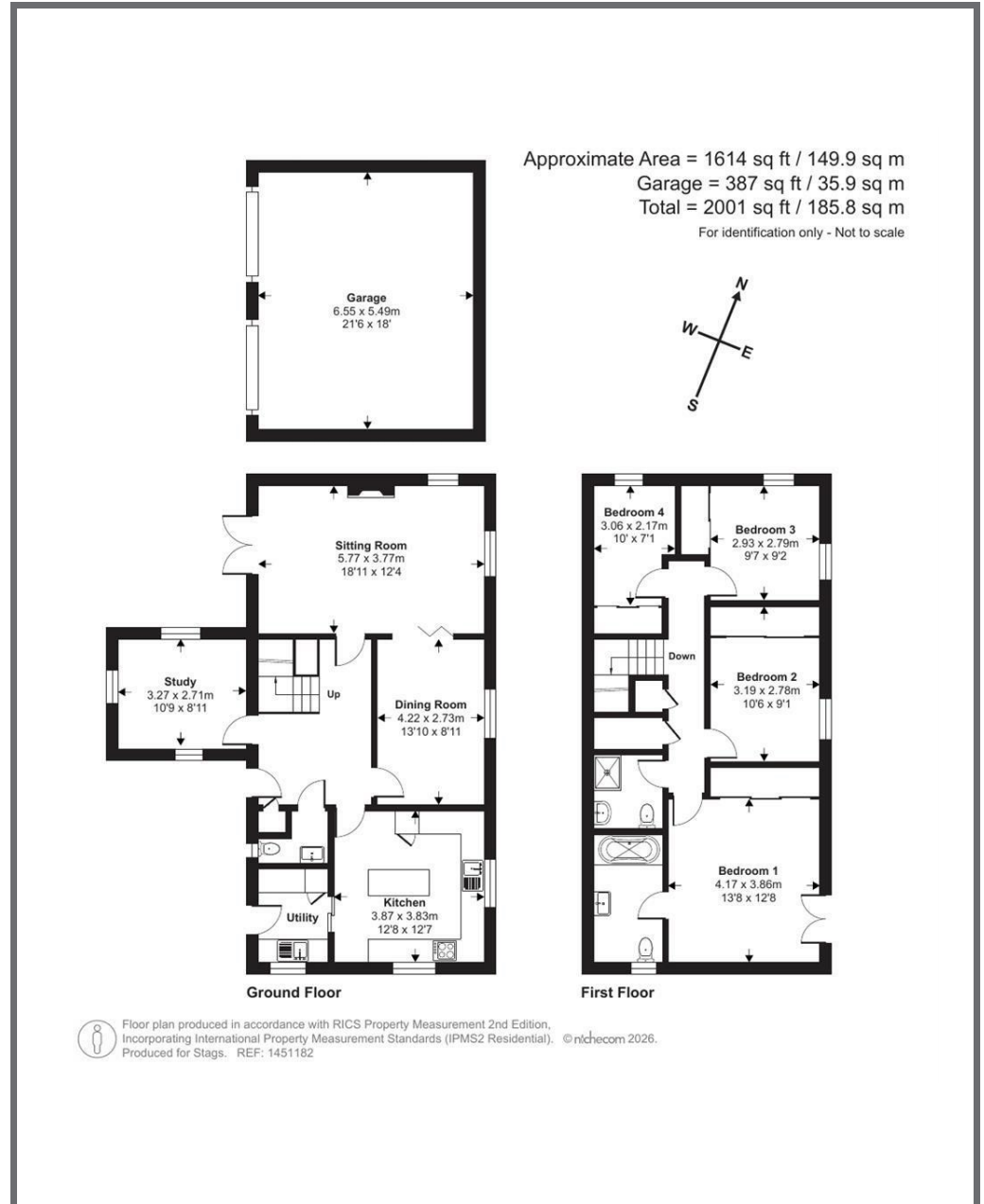


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	Current	Potential
	75	75
England & Wales		
EU Directive 2002/91/EC		

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