



Brooklands







# Brooklands Lyme Road

Uplyme, Lyme Regis, , DT7 3UY

Lyme Regis Beach - 1.7 miles, Seaton - 7.6 miles, Axminster - 4 miles

Substantial recently renovated home in the heart of the village.

- Refurbished to a high standard in 2022
- 4 bedrooms (1 ground floor)
- Central village location
- 436 sqft (40.5 sqm) Storage/workshop
- Large parking area
- Open plan living room
- 23' Kitchen
- 2125 sqft (197.4 sqm) Property
- 498 sqft (46.2 sqm) Garage
- Freehold. Holiday let. Council tax TBC

Guide Price £695,000

## Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



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## SITUATION

The property is set in an accessible position in the very popular village of Uplyme, which offers a wide variety of local amenities. These include the nearby petrol station, Post Office, village shop, church, highly regarded Mrs Ethelston's CE Primary Academy and The Woodruff School (secondary), a village hall with a cricket pitch and tennis club, and a public house.

The seaside town of Lyme Regis is very close by, with lovely beaches, a harbour, and the iconic Cobb. This thriving town offers bespoke shopping and dining, as well as a good provision of day-to-day amenities, including a health centre, churches, a library, and an independent theatre.

The area and the surrounding area is designated as the East Devon National Landscape with excellent walking opportunities easily accessible from the property, including the lovely walk along the River Lym to Lyme Regis.

## DESCRIPTION

The impressive family home has been thoughtfully renovated and improved in recent years, creating a splendid detached house that offers a perfect blend of space, comfort, and modern living. The light and airy accommodation throughout creates a welcoming atmosphere, spanning 2,125 square feet (197.4 square meters). The property has an extensive L shape double aspect reception room and large open plan kitchen/dining room.

With four well-proportioned bedrooms (one on the ground floor), it features a luxurious family bathroom with a jacuzzi bath, and 2 further en-suite shower rooms. On the ground floor there is a utility room which also doubles up as a downstairs cloakroom.

## PARKING AND GARAGE

The property benefits from access to Pound Lane, with double gates securing parking for multiple vehicles in front of the impressive garage with electric roller doors.





### WORKSHOP WITH PLANNING

Attached to the house is the former garage providing plenty of storage, on the 23rd July 2002 this was granted consent to convert into a study and ground floor bedroom with en suite, which gives a fantastic opportunity to use ancillary to the house. The given consent at the same time as the two storey extension on the south elevation Ref 02/P0962, with some works undertaken.

### GARDEN

The access from the main village road will be blocked creating additional parking for the filling station, with a fence erected creating an enclosed garden on the west side.

The main garden is to the rear of the house with a newly laid, substantial patio and raised lawn area. Steps lead over the stream to the garage and substantial yard / parking area.

The access to the property is off Pound Lane to the rear

### SERVICES & NOTE

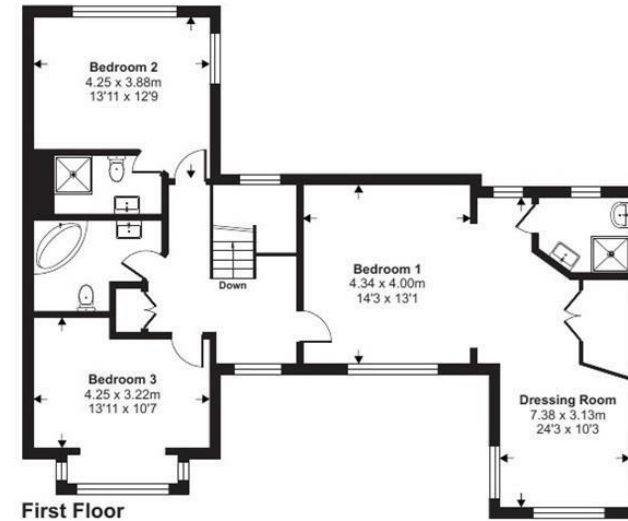
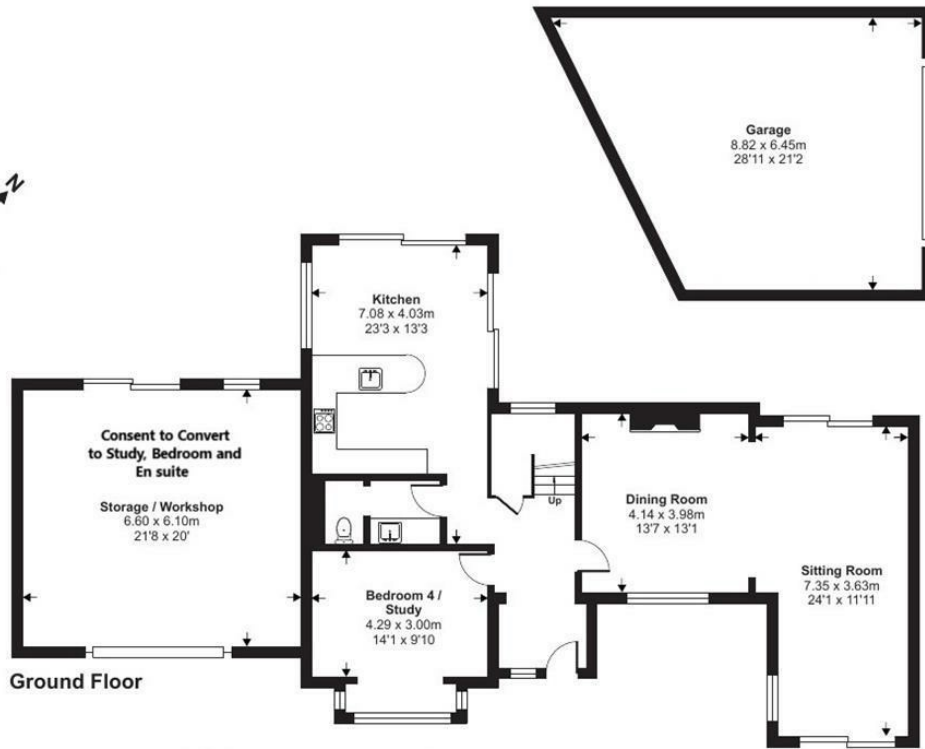
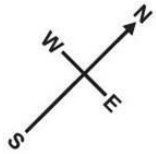
Mains drainage, electricity, water. Oil fired central heating.

Broadband: Standard up to 14Mbps, Superfast up to 70Mbps, and Ultrafast up to 1000Mbps (Ofcom)

The property is being let as a holiday cottage and therefore rated for business rates. Previous council tax was band C, although anticipated to be higher. Please note the property is in a flood risk zone, however substantial works have been undertaken to enclose a nearby stream to substantially reduce the risk.

### DIRECTIONS

From the A35, turn south at Hunters Lodge sign posted to Lyme Regis and Uplyme. Continue down the hill on Lyme Road into Uplyme. At the mini roundabout turn left into Cooks Mead, bear right on the corner into Pound Lane and the property is on the right after about 20 yards, through double gates.



Approximate Area = 2125 sq ft / 197.4 sq m  
 Garage = 498 sq ft / 46.2 sq m  
 Storage / Workshop = 436 sq ft / 40.5 sq m  
 Total = 3059 sq ft / 284.1 sq m  
 For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Stags. REF: 1225739



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



