



Hillside, Woodhouse Fields







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Uplyme, Lyme Regis, DT7 3SH

Lyme Regis 2 miles. Axminster 4 miles. Bridport 12 miles.

A charming detached Edwardian cottage with extensive land, occupying a peaceful and secluded country setting

- 3 Bedrooms, 2 bathrooms
- Enlargement potential
- Orchard
- Garaging and extensive outbuildings
- Delightful secluded country setting
- 2 Reception rooms
- Beautiful landscaped garden
- Private woodland
- In all about 5.5 acres
- Freehold. Council Tax Band E

Guide Price £695,000

## Stags Bridport

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## THE PROPERTY

Hillside is an attractive detached cottage with extensive gardens and woodland, enjoying a delightful peaceful and private country setting on the edge of Uplyme village. It was understood to have been built in circa 1913, having classic pebbledash and colour-washed elevations. Under the current ownership since 2000, the property has been subject to a whole number of improvements and offers excellent potential for enlargement.

The attractive accommodation has the added benefit of a large second floor attic room and enjoys long range views to the sea beyond. Character features, typical of its period, include a mosaic tiled floor to the hall, sash windows, ornate fireplaces and panelled doors.

Modern amenities include oil-fired central heating, fitted kitchen with electric oven and electric hob, and two shower rooms.

The house also features beautiful, landscaped gardens, orchard, woodland and a range of outbuildings.

Viewing of this unique home is strongly recommended by the sole agent, Stags.

## OUTSIDE

Hillside is approached through a five-bar gate onto the long driveway with good sized parking areas, two large open-sided stores and a workshop/garden store.

A gravelled terrace adjoins the house, enjoying a sunny south-facing aspect. Behind the house are informal rewilded areas and a level seating area with fine views across Lyme Bay. In 2010 the rill garden was designed. The rill is fed by a pump in the wildlife pond at the bottom of the garden. This area is planted with bog plants, perennials and shrubs. Another pond and terrace, together with access steps, was created in 2021. A leaded water feature cascades into a plant rich wildlife pond, bordered by Blue Lias seating.

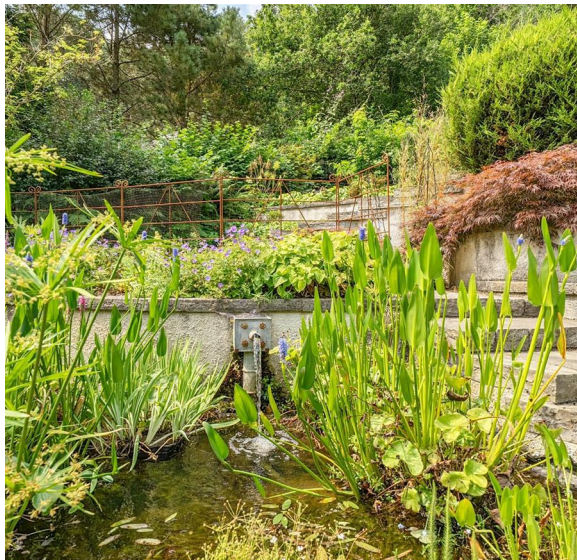
The formal kitchen garden with garden store is now predominantly down to lawn, with a series of beds, an orchard area, which could also be utilised as paddock for livestock, lies beyond the kitchen garden which contains a useful store.

The range of the land comprises of about 4 acres of old woodlands which will appeal to buyers with interest in nature conservation and woodland management. In 2007 the Woodland Trust supplied 250 tree saplings to help regenerate part of the woodland.

## AGENTS NOTES

The lane is a public bridleway and runs through the woodland.





## SITUATION

Hillside enjoys a very pleasant position at the end of Woodhouse Fields, a designated bridleway, which continues beyond Hillside and links up with an abundance of other bridleways and footpaths in the locality. Adjacent to the south is the Prescott Pinetum, owned and managed by the Woodland Trust.

Uplyme village centre is less than one mile to the south and offers a good range of local facilities including a shop/Post Office situated at the petrol station, village hall, public inn, playing fields and both primary and secondary schools. The historic coastal town of Lyme Regis is just beyond, offering more comprehensive facilities, bathing beaches, harbour and famed for its iconic Cobb. Axminster market town is also very nearby with a mainline rail service to London and the West Country.

## SERVICES

Mains electricity and water. Private drainage. Oil-fired central heating.

Broadband - Standard up to 11Mbps.

Mobile phone service providers available are EE, 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).

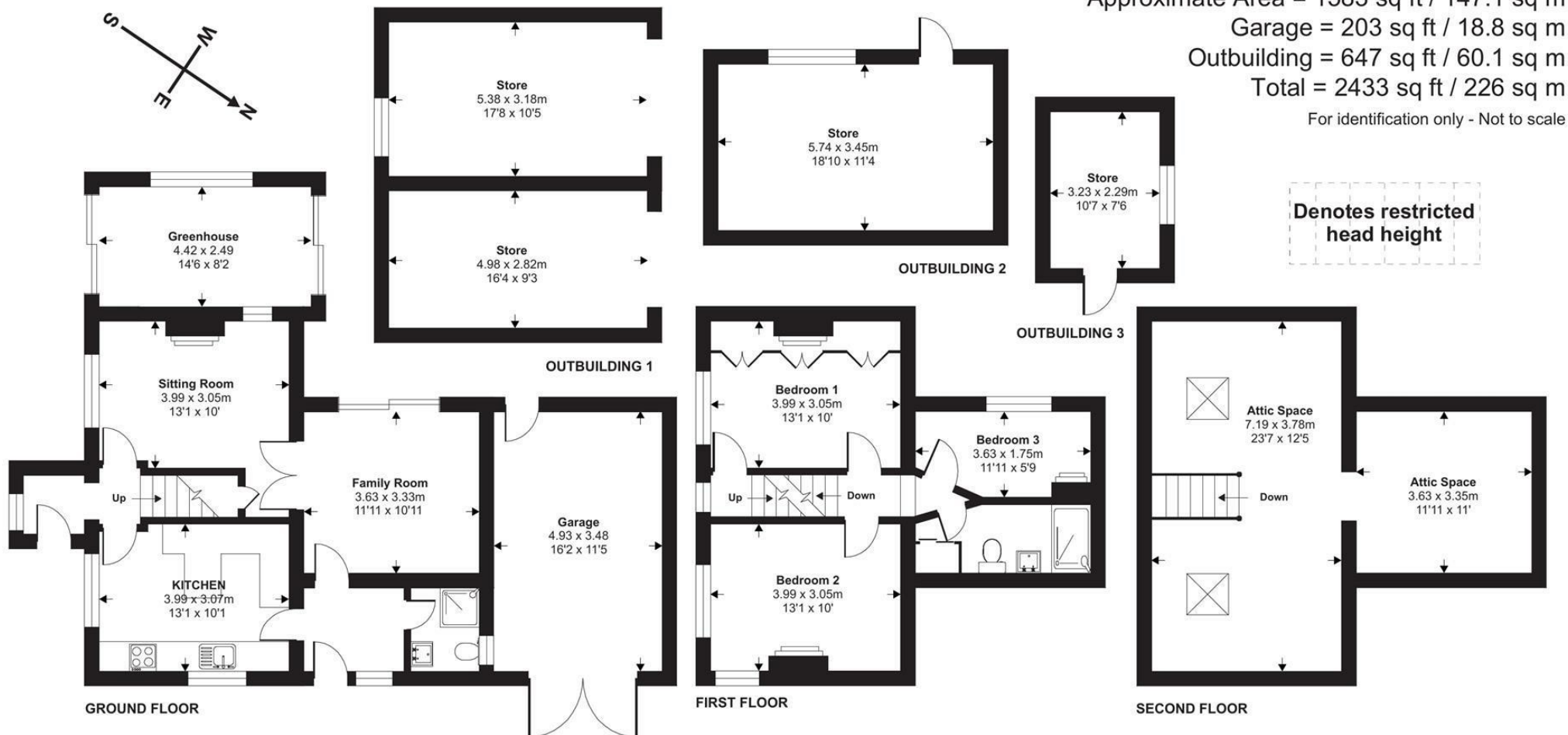
## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Bridport take the A35 west to Raymonds Hill. At the Hunters Lodge inn turn left, signed Uplyme and go into the centre of the village. At the pub turn right and right again at the crossroads into Venlake, signed to Woodhouse Hill. Go over the bridge and continue up the hill, which becomes Wadley Hill (ignore crossroads) passing the end of the speed limit sign and the entrance to Old Woodhouse take the next turning on the right into Woodhouse Fields. This is unmarked but has an East Devon bridlepath sign. Continue along this lane for approximately ¼ mile and Hillside is at the far end.

What3Words: [///barn.agency.remedy](https://www.what3words.com/#!/barn.agency.remedy)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n!checom 2026. Produced for Stags. REF: 1496187



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| 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>                            |         |           |
| (55-68) <b>D</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>                  |         |           |
|                                             | 51      | 77        |
| EU Directive 2002/91/EC                     |         |           |

