



Silverdale Farm







# Silverdale Farm Yawl Hill Lane

Yawl, Lyme Regis, Dorset, DT7 3RW

Lyme Regis 3 miles. Axminster 4 miles. Bridport 12 miles.

A charming detached farmhouse with outbuildings and extensive grazing land in a delightful peaceful country location close to the coast and Lyme Regis

- Open to offers
- Land of about 14.9 acres
- 2 Reception, study/ 4th bedroom
- Pasture land and formal gardens
- Peaceful secluded country setting
- Attractive Hamstone farmhouse
- 4 Main bedrooms, 2 bathrooms (1 en-suite)
- Kitchen/breakfast room, utility
- Extensive range of outbuildings
- Freehold. CTB: G

Guide Price £1,170,000

## Stags Bridport

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@StagsProperty

## THE PROPERTY

Silverdale Farm is a charming detached period farmhouse with stone and flint elevations and Hamstone features under a slate roof. The property was originally run as a small dairy farm and an animal sanctuary and fell into a dilapidated state. It was then subject to extensive refurbishment and enlargement to provide a fine family home with quality amenities, including equestrian use.

The well appointed accommodation features oil-fired central heating, bespoke timber sash double glazed windows, stone and beam fireplace with wood burner, quality kitchen with solid oak fronted units, granite worktops and comprehensive appliances (Rangemaster range cooker, Neff microwave, integrated dishwasher and Rangemaster American-style fridge/freezer), utility with matching units, quality en-suite shower room with walk-in shower and Travertine tiles, bathroom/shower room with freestanding contemporary bath and a security alarm system.

The property enjoys delightful views over the surrounding countryside and from the first floor sea glimpses.

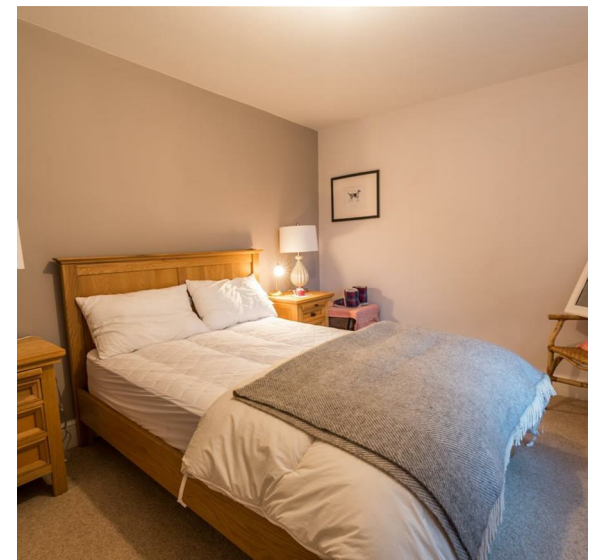
Extending to:

Ground floor - Entrance porch, hall, sitting room, dining room, kitchen/breakfast room, study/4th bedroom, utility, cloakroom

First floor - Landing, principal bedroom with en-suite shower room, two further double bedrooms, bathroom/shower room.

Silverdale Farm has extensive land, including formal gardens and pasture land together with an extensive range of outbuildings, which potentially lend themselves to a variety of uses from smallholding and equestrian use.

The availability of Silverdale Farm onto the open market is a rare opportunity.





## OUTSIDE

Silverdale Farm is screened from the lane, set back and approached through five-bar gates onto an extensive parking area.

The attractive well stocked formal gardens are interspersed with a wide variety of trees and shrubs, including an adjoining sun terrace, summerhouse, outside store and gardener's WC. Just beyond is a small paddock which is stock-proofed with post and rail fencing and an orchard, ideal for equestrian facilities with direct access to a network of bridlepaths.

Excellent range of outbuildings – hay and sheep barns, dairy barn, dairy store and two timber stables.

Three large fields with water trough and an additional field gate onto the main Uplyme Road.

## SITUATION

Silverdale Farm occupies a delightful, peaceful and secluded, country setting on the fringes of Uplyme. The village has an excellent variety of local amenities including a petrol station, church, school, village hall with cricket pavilion, play area and playing fields, and a public house. Within only a few miles is the bustling, picturesque, town of Lyme Regis, set on the stunning Jurassic Coast. The town has a thriving heart offering convenience and bespoke shopping as well as a whole number of restaurants and a charming independent theatre. Lyme Regis has a fantastic beach and the famous Cob. The whole area is designated as an AONB and has excellent walking and riding out opportunities, easily accessible from the property. The nearby market town of Axminster has a mainline service to London Waterloo.

## SERVICES

Mains electricity and water. Oil-fired central heating. Septic tank drainage.

Broadband - Standard up to 1Mbps.

Mobile phone service providers available are EE, Three, O2 and Vodafone for voice and data services inside and outside.

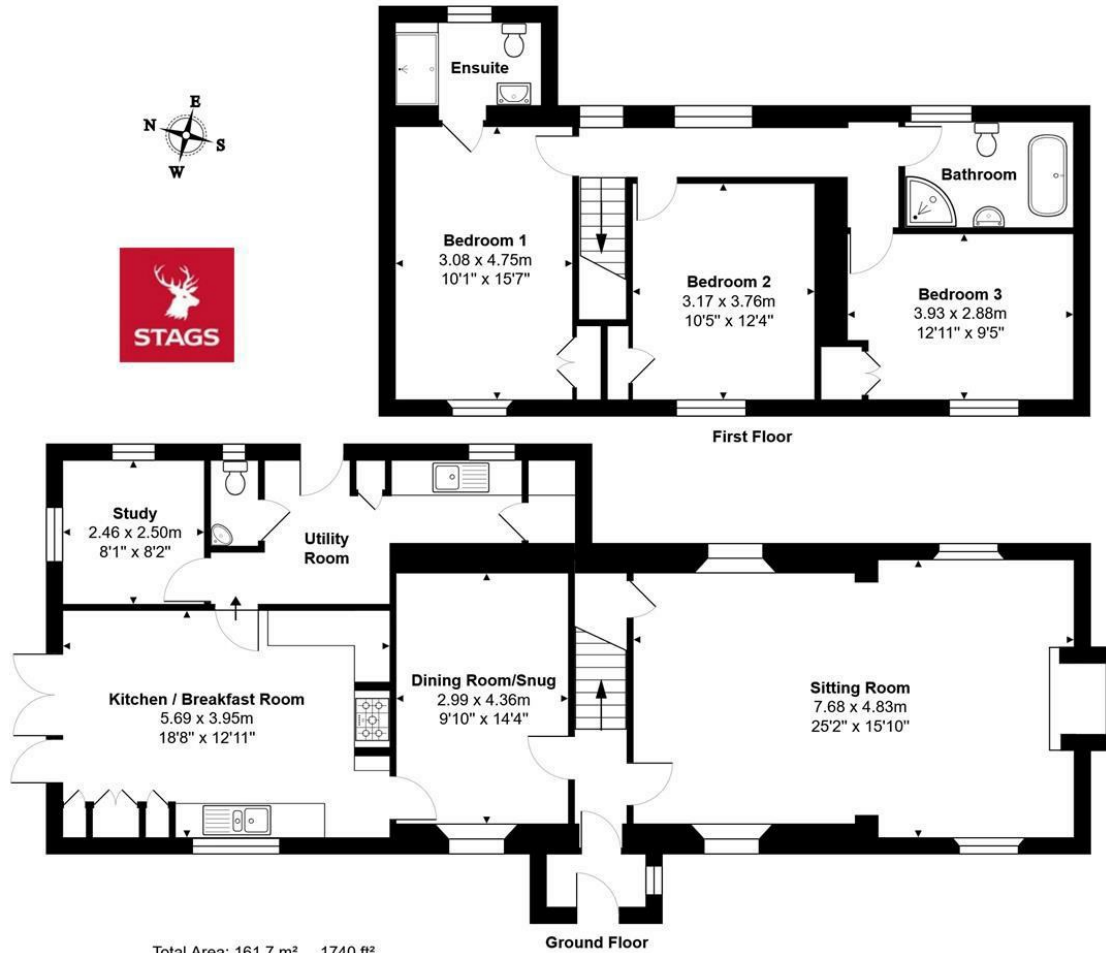
(Broadband and mobile phone information taken from Ofcom website Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

## VIEWINGS

Strictly by appointment with Stags Bridport.

## DIRECTIONS

From Bridport proceed west along the A35. On reaching Raymond's Hill and just after the Devon sign, turn left onto Red Lane and continue along this road, crossing the Harcombe Road and the subsequent Spring Head Road onto Yawl Hill Lane. Silverdale Farm can be found after a sharp righthand bend and towards the bottom of the lane on the right.



Total Area: 161.7 m<sup>2</sup> ... 1740 ft<sup>2</sup>  
 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) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	55	
(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	

