

Symonds
& Sampson



Tolcarne

Whalley Lane, Uplyme, Lyme Regis

Tolcarne

Whalley Lane
Uplyme
Lyme Regis
DT7 3UR

An extended three double bedroom bungalow with stunning far reaching views and the benefit of no onward chain.



- Well presented bungalow
- Modern fitted kitchen
- Large main reception room
- Smart family bathroom
- Separate shower room
- Gas fired central heating
- Enclosed private formal gardens
- Glorious views and position

Guide Price **£475,000**

Freehold

Axminster Sales
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THE PROPERTY

Rarely does a bungalow of this size and position come to the open market in such excellent condition. Tolcarne has been a much loved family home for the past 50 years and during that time it has been greatly improved and maintained to the standard we see today. The bungalow is presented in excellent decorative condition with neutral décor throughout and has been thoughtfully designed to make the most of the panoramic views and sunsets across the East Devon countryside from the rear elevation. In more recent years the kitchen has been upgraded, along with the bathroom, windows and facias. The owners also purchased part of the disused railway line which sits directly behind the formal gardens in order to protect their outlook whilst in the bungalow and from the established gardens.

ACCOMMODATION

With all the accommodation on one level, Tolcarne offers a good degree of flexibility with three impressive double bedrooms, all with fitted wardrobes. The master bedroom, which we understand was a later addition, features a separate shower room and is located on the western elevation; away from the other bedrooms and makes for a great master suite or guest room for visitors. The two further bedrooms on the opposite side of the bungalow are serviced by a modern family bathroom with white suite, extensive tiling and a separate shower enclosure. Enjoying the best position within the property is the 26ft sitting/dining room which is flooded with natural light due to the large patio doors. Both the dining area and formal living space enjoy outstanding views over the gardens and countryside beyond. During the winter months an attractive

gas fire with marble surround provides a lovely focal point. Overlooking the main entrance to the property is a smart contemporary kitchen with cream hi gloss units and contrasting work surfacing. There are a range of integrated appliances, downlighters and a good space for a less formal dining. A small utility cupboard provides space for the washing machine and houses the gas fired boiler.

OUTSIDE

Tolcarne is approached from Whalley Lane via a gated driveway which leads down to the garage and parking area. There is a pleasant, paved seating area and mature hedge row running along the lane side which offers a great deal of privacy. Outside light and water supply. Side access leads to an established lawned rear garden, planted with a variety of shrubs. Adjoining the reception room is a raised patio seating area which makes the ideal spot for enjoying Tolcarne's envious location as well as a spot of alfresco dining. Beyond the picket fence, is the former railway line which consists of sloping banks which lead down to the now disused railway line which has been left to wilding and consists of a wide variety of mature trees, shrubs and pond. The garage has light and power connected.

SITUATION

Tolcarne is situated on the western fringes of the village of Uplyme along Whalley Lane in an elevated position. The village Uplyme has a good selection of local amenities including a general stores/post office situated at the petrol station, village hall, public inn and cricket pitch. There are also well regarded primary and secondary

schools nearby. Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the sailing and power boat clubs. The nearby market town of Axminster offers a good range of day to day amenities, as well as a vibrant market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3Words

///seabirds.scouts.nightfall

SERVICE

Mains electric, gas, water and drainage.

Broadband : Ultrafast available.

Mobile Network Coverage : Likely outside. Limited inside.

Source - Ofcom.org.uk

LOCAL AUTHORITY

East Devon Council. Tel : 01404 515616

Council Tax Bands : E

MATERIAL INFORMATION

The property is at very low risk of flooding from surface water, rivers and sea. Please note that the steps leading down to the former railway line area of garden are no longer usable.





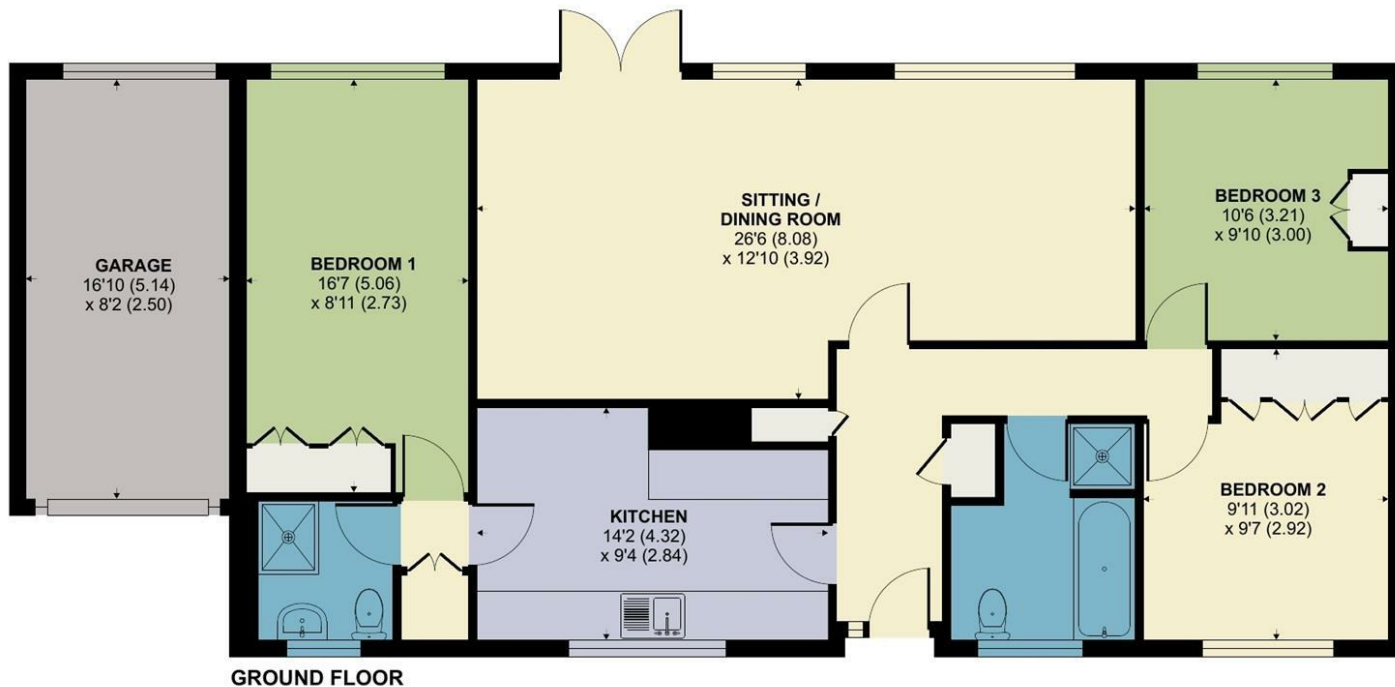
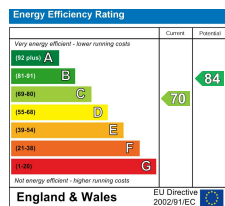
Tolcarne, Whalley Lane, Uplyme, Lyme Regis

Approximate Area = 1032 sq ft / 95.8 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1170 sq ft / 108.6 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). © nichecom 2025. Produced for Symonds & Sampson. REF: 1299287



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