



**STAGS**

Hillside Farm

# Hillside Farm

Bridport 10.5 miles Lyme Regis 2.8 miles

- Detached cottage
- 2/3 Bedrooms
- 2/3 Reception rooms
- 1 Bathroom
- Potential to extend
- Stunning views
- Gardens and paddocks totalling 1.8 acres
- Stunning rural views

**Offers in excess of £450,000**

## SITUATION AND AMENITIES

This charming detached hideaway is set in a prime position enjoying splendid views of the valley and its secluded grounds in the hamlet of Harcombe. The nearest amenities can be found at Raymonds Hill where there is a Post Office and village store which can be reached by foot or road. The village of Uplyme, 2 miles away, has further facilities including a post office/petrol station, church, school, village hall with cricket pavilion and play area, and a friendly pub with a delightful beer garden. About 3 miles away is the bustling and picturesque town of Lyme Regis which has provided inspiration for many a novelist, artist or playwright over the years. Lyme is part of the stunning Jurassic Coast which enjoys World Heritage Site status and stretches from Dorset to East Devon. The town has a thriving heart offering convenience and bespoke shopping of a surprising variety for a town of its size, as well as a number of renowned popular restaurants like Hix's Oyster Bar and historic hotels. The town has a good provision of day to day amenities such as banks, a health centre, well regarded primary and secondary schooling, library, cinema and a charming independent theatre. Lyme has a fantastic beach with golden sands, shallow waters and the famous Cobb with moorings for local vessels and charters for the keen fisherman or day tripper. The whole area is designated as an Area of Outstanding Natural Beauty and has excellent walking and riding out opportunities easily accessible from the property. Hillside Farm is a convenient 3.2 miles away from the mainline station at Axminster with services to London Waterloo, making the area an ideal home or holiday



A recently renovated detached Grade 2 Listed cottage with P.P for extension, 1.8 Acres, close to the coast.





retreat with excellent road and rail access further westwards into Devon and Cornwall. The larger historic cities of Exeter and Bath are accessible by road or rail to cater for further needs.

## DESCRIPTION

Hillside Farm is a charming detached Grade Two Listed cottage which has undergone a recent programme of renovation. The cottage has planning permission for a substantial extension, copies of which are attached. The property has undergone some recent renovation and has characterful accommodation comprising entrance porch, sitting room, dining room, kitchen, snug/bedroom 3 and bathroom on the ground floor. On the first floor are two double bedrooms. The property is presented in excellent order with character features including log burner in the sitting room, exposed beams and timber floors, and the property has a 'farmhouse chic' style.

## OUTSIDE

The cottage and the 1.8 Acres are accessed via a five bar gate which sweeps in front of the cottage. In front of the cottage is a delightful kitchen garden with the main garden to the rear which has gently sloping lawns. There is a paddock which is separated by a post and rail fence abutting the garden.

## SERVICES

Mains water. Mains electricity. 2x multi fuel burners. Private drainage.

## DIRECTIONS

From our Bridport Office proceed to the A35 heading west towards Lyme Regis. Pass through the villages of Chideock, Morecombelake and pass Charmouth and continue on to the A35 at the Lyme Roundabout heading for Honiton. On approaching Raymonds Hill take the first available turning on the left onto Red Lane and the following left onto Harcombe Road. Continue along this lane and Hillside Farm is on the right after approximately 1/2 mile.

## LOCAL AUTHORITY

East Devon District Council  
Council Offices  
Knowle  
Sidmouth  
Devon  
EX10 8HL  
tel: 01395 516551

## VIEWINGS

Strictly by appointment only through Bridport Stags. Call 01308 428000.





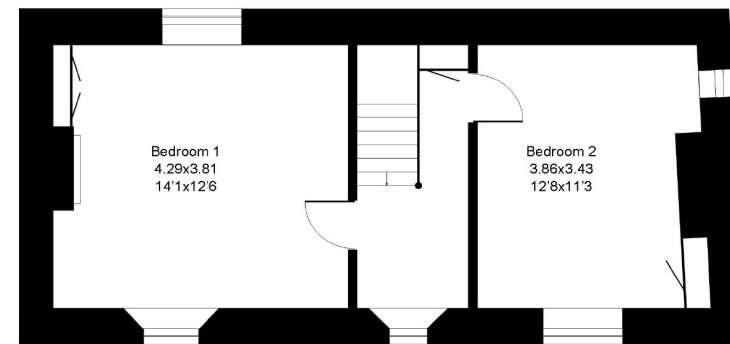
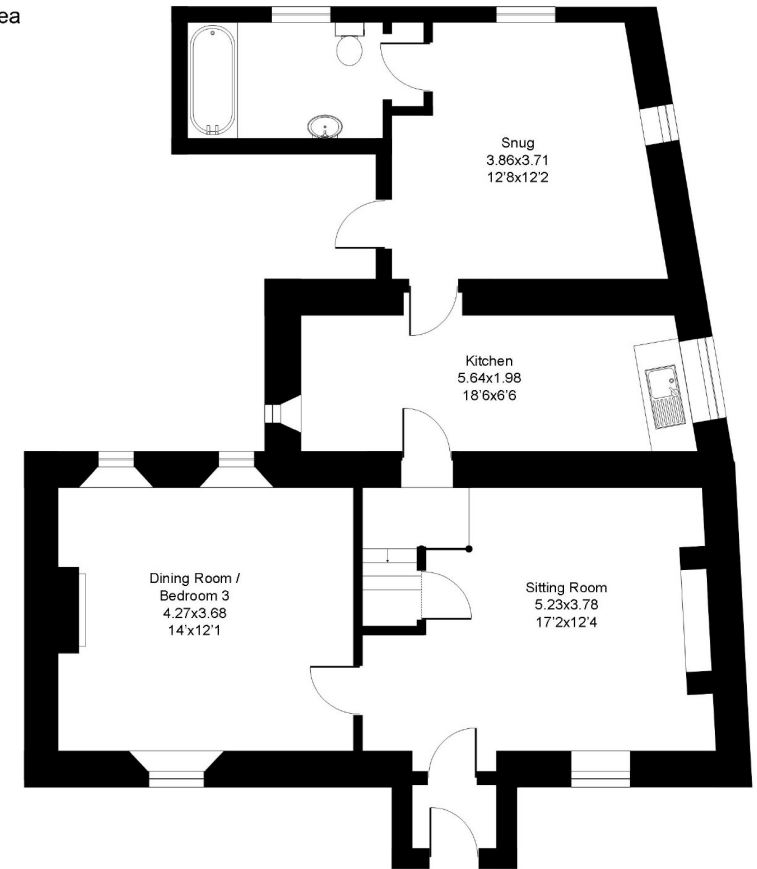
These particulars are a guide only and should not be relied upon for any purpose.



Stags  
 29 South Street, Bridport, Dorset, DT6  
 3NR  
 Tel: 01308 428000  
 bridport@stags.co.uk

Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs			
20-100	A		
15-19	B		
10-14	C		
5-9	D		
1-4	E		
1	F		
0	G	31	1
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Total Approximate Area  
 113.9m<sup>2</sup> / 1,227ft<sup>2</sup>



*For identification purposes only.  
 All dimensions approximate.  
 Not to be relied upon.*