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The Long House

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Cuckoo Lane, Gore Lane, Uplyme, Lyme Regis, Dorset,



Lyme Regis 1.5 miles; Axminster (Rail) 5 miles;

**A charming detached Devon Longhouse occupying an idyllic setting within an acre of private**

- 4/5 Bedrooms, En - suite and Family Bathrooms
- Snug, Dining Room and Living Room,
- Bespoke Farmhouse Kitchen
- Conservatory, Utility Room
- 1 acre gardens with Sweeping Drive
- Range of Outbuildings including Garaging/Workshops
- Orchard, Pond and Kitchen Garden
- Sheltered Valley above Lyme Regis

**Offers in excess of  
£795,000**



## SITUATION

The Long House is in a picturesque setting on the rural fringes of Uplyme. This well served village has a variety of amenities including a petrol station, post office, church, school, village hall and public house. 1.5 miles away is Lyme Regis, part of the stunning Jurassic Coastline offering convenience and bespoke shopping, restaurants and historic hotels as well as a health centre, churches, library, cinema and an independent theatre. The whole area is designated as an Area of Outstanding Natural Beauty with walking opportunities easily accessible from the property.

## DESCRIPTION

The property is a traditional Longhouse enjoying an idyllic setting just 1.5 miles from the sea. The property sits in private mature gardens with a range of outbuildings.

The main driveway is to the front with pathways leading to the thatched entrance porch opening into a snug with inglenook fireplace with a wood burning stove. The snug leads through to a rear passageway to the Kitchen, Utility Room and Cloakroom. Another door in the snug open to the Living Room, a character room with feature bow thatched window, heavy beams and exposed stone inglenook fireplace with multi fuel Dovre cast iron fireplace.

Beyond is the Dining Room floored in slate flagstones and with an exposed stone fireplace recess.

The Kitchen lies at the far end of the house fitted in a bespoke range of farmhouse style solid oak units with black granite surfaces with a central island, range recess and built in larder cupboard. The Kitchen flows through to the Conservatory with a matching tiled floor. On the first floor a long landing provides access to 4 bedrooms and a vaulted ceilinged Study/Bedroom 5 with

balcony overlooking the landscaped gardens and ponds. The principal double bedrooms lie at either end of the house, the master with an en suite bathroom and fitted furniture to both. The remaining bedrooms are served by a family bathroom with separate shower and bath.

## OUTSIDE

A particular feature of this property are the sheltered grounds, beautifully landscaped to provide a blend of formal, amenity and kitchen gardens. The main drive opens out in front of a stone garage/stable block with three separate boxes. To the side of the house is a detached double garage/workshop with twin double doors offering future conversion potential. Just beyond is a glazed potting shed/summer house with a further range of storage sheds in the corner of a fruit garden. Lawns lie to both front and rear of the house with the latter broken up by a pond and planting. Overseeing this area is a summerhouse with paved terrace. The gardens weave gently to the South culminating in a orchard with array of mature fruit trees.

## SERVICES

Mains water and electricity. Private drainage. Photovoltaic voltaic panels. Oil fired central heating. Solar panels providing hot water.

## DIRECTIONS

From the A35, South East of Axminster, take the B3165 southwards signposted to Uplyme and Lyme Regis just before the Hunters Lodge Inn. Follow the road down into Uplyme turning right signposted to Ware opposite The Talbot Arms into Gore Lane. Turn right onto Cuckoo Lane and the entrance drive to the property will be found on the left hand side.



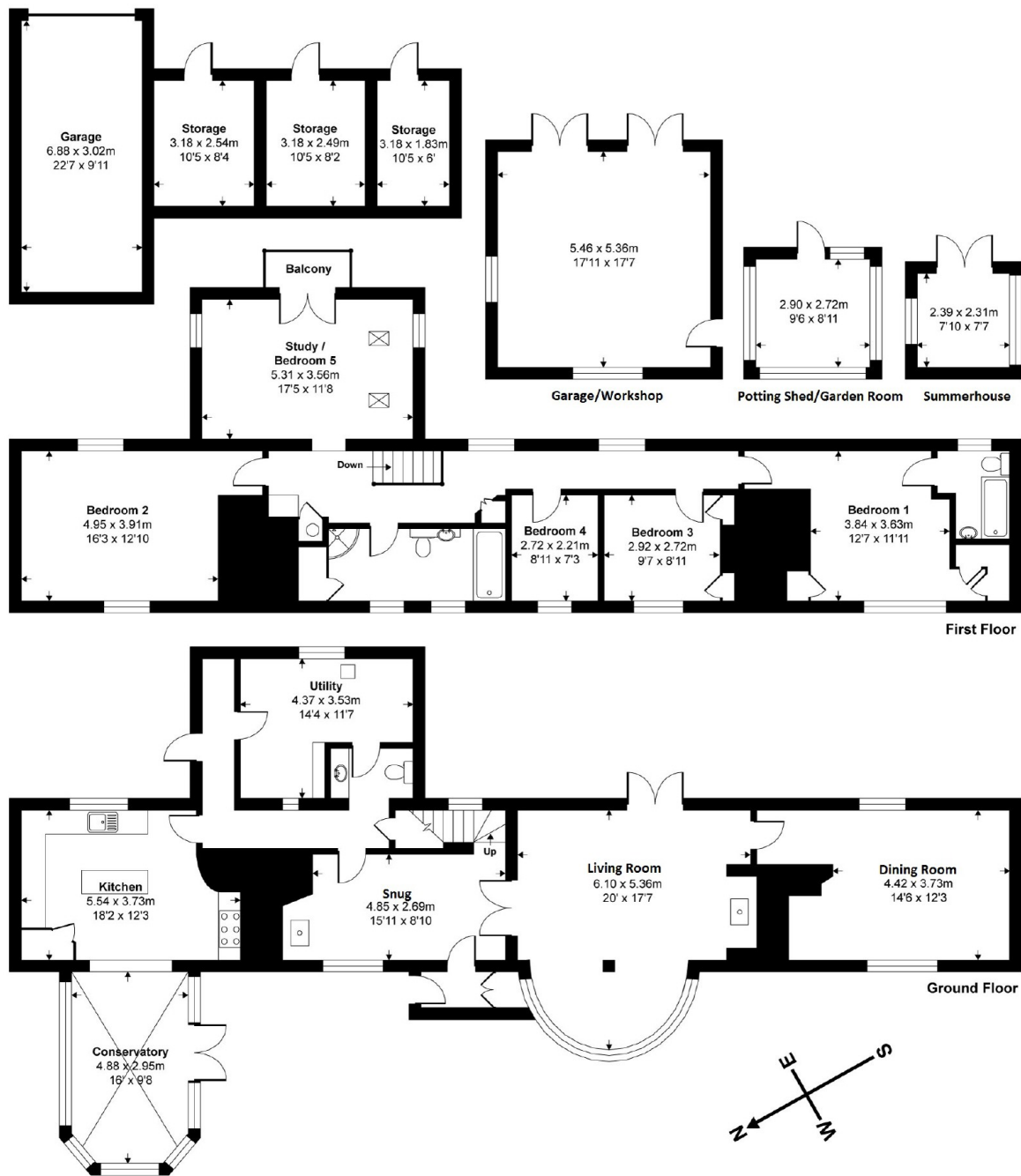




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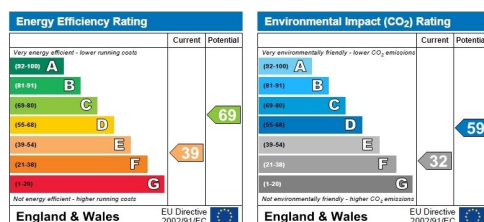
Cuckoo Lane, Gore Lane, Uplyme, Lyme Regis, Dorset,

Approx. Gross Internal Floor Area  
274.5 Sq Metres 2728 Sq Ft (Includes Garage & Excludes Outbuildings)



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NB: Floor plans are for identification purposes only, all dimensions are approximate, not to scale

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



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