



The Old Post Office, Stamps Cottage



The Old Post Office,

Uplyme, Lyme Regis, Devon DT7 3TQ

Lyme Regis/Jurassic Coast 1/1.5 Miles Bridport 10 Miles

A beautifully presented two double bedroom property with all modern amenities with added charm, located in Uplyme, close to Lyme Regis.

- Two Double bedrooms
- Currently a successful holiday let
- Near to Lyme Regis
- Off street parking
- Private rear courtyard
- Modern throughout
- Freehold
- Council tax band TBC

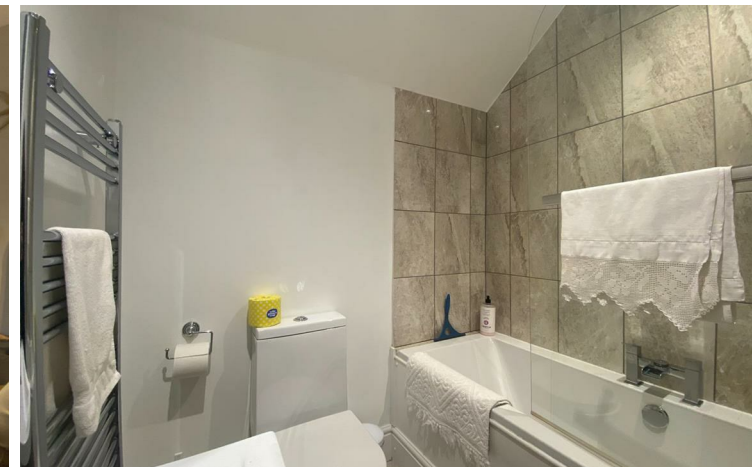
Guide Price £375,000

THE PROPERTY

Stamps Cottage is located in the highly popular village of Uplyme and within close reach of Lyme Regis and the coast. Built in the former grounds of Uplyme Post Office around 8 years ago the property is in excellent condition throughout and is currently a successful holiday let.

The property briefly extends to: Ground floor – kitchen/dining room with large understairs cupboard, living room with French outside doors, First floor – landing, two double bedrooms, bathroom.

Making an ideal permanent home, second home or holiday letting/long term letting investment, viewing is strongly recommended.



The many excellent features include gas fired central heating, UPVC windows and doors, woodburner to the living room, modern fitted kitchen, a modern bathroom and off street parking.

OUTSIDE

The rear courtyard is low maintenance and laid to patio and is fully enclosed, with a useful wood store. There is also a hot tub which is available by separate negotiation. A gate provides access to the front of the property where you will find the off street parking space.

SITUATION

The property is located centrally within Uplyme, which is a well served village supporting a variety of local amenities including a petrol station, post office, church, school, village hall and public house. 1.5 miles away is the popular coastal town of Lyme Regis, part of the stunning Jurassic Coastline which includes a fantastic beach and famous Cobb. Near to Stamps Cottage is a lovely level walk along the River Lim, taking you into this thriving town offering bespoke shopping and dining, as well as good provision of day to day amenities including health centre, churches, library and an independent theatre. The whole area is designated as an Area of Outstanding Natural Beauty with excellent walking opportunities easily accessible from the property.

SERVICES

All mains services connected. Gas fired central heating.

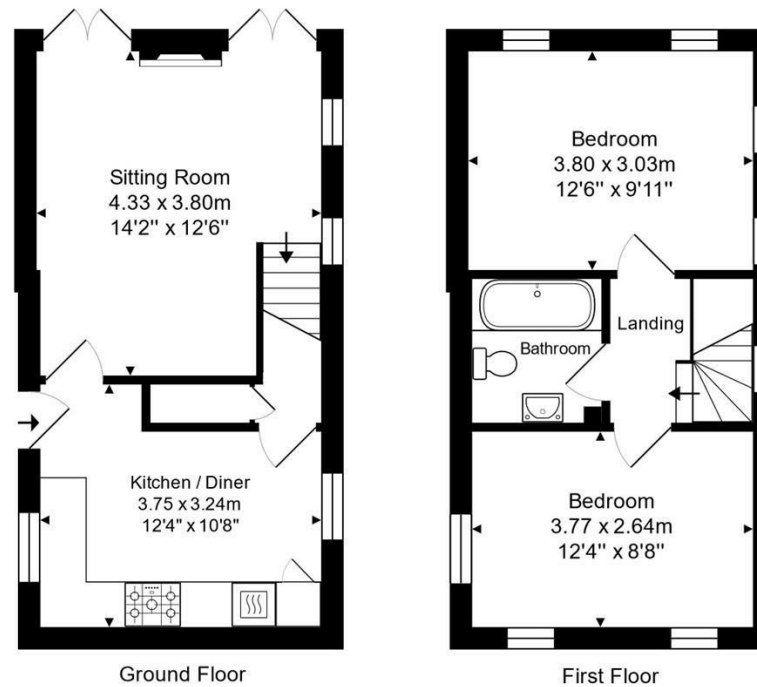
VIEWINGS

Strictly by appointment through Stags, Bridport.

DIRECTIONS

From Bridport, go West along the A35. At Raymond's Hill (Hunter's Lodge Public House) turn left into Lyme Road. Continue for about 2 miles, past the petrol station and the property can be found on the left.





Total Area: 58.0 m² ... 624 ft²
Not to scale. Measurements are approximate and for guidance only.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	94
(81-91) B	
(69-80) C	80
(54-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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