



Nostra Domus



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Uplyme, Lyme Regis, Dorset DT7 3XA

Lyme Regis/Coast 1.5 Miles Bridport 12 Miles Axminster 4 Miles

An attractive individual character detached bungalow set in extensive secluded gardens with lovely country views in the popular village of Uplyme, just a few miles from Lyme Regis and the Jurassic Coast.

- Spacious Character Bungalow
- Improvement/Enlargement Potential
- Three Bedrooms
- Bathroom/En-Suite Shower Room
- Attractive Country Views
- Garage with Workshop Area
- Secluded Established Gardens
- In All About 0.45 Acres
- Freehold
- Council Tax Band D

Guide Price £625,000

THE PROPERTY

Nostra Domus is an attractive and spacious individual character detached bungalow set in extensive and secluded gardens with lovely countryside views in the popular village of Uplyme, within easy reach of Lyme Regis and the Jurassic Coast.

It is understood to have been built in the 1920's/30's with traditional colour wash pebbledash elevations over a brick plinth and has low maintenance PVC facias/soffits.

The property has been under the current family ownership for some 35 years and over this time, a whole number of improvements have been undertaken. Although clearly well cared for over the years, the property would now benefit from general updating and offers excellent potential for enlargement which might include a loft conversion or complete re-development.

The property is equipped with oil fired central heating, UPVC sealed unit windows/doors, a modern kitchen with slot in cooker and ornamental feature fireplace to the living room.

The accommodation is good sized with a net floor area of just under 1,000SqFt and enjoys lovely views over the gardens and the surrounding countryside. Original features typical of its age and type include picture rails and panelled doors.



Briefly the accommodation extends to:
Pillared porch, reception hall, walk in airing cupboard, large loft (open cut roof with good head room, well insulated and great potential for a loft conversion subject to any necessary planning consents), living room with feature fireplace and French doors onto terrace, dining room with archway to kitchen, lean to UPVC utility, principal bedroom with en-suite shower room, two further bedrooms, bathroom.

OUTSIDE

The generous plot extends to about just under half an acre and is a big feature of the property providing a delightful setting, views and seclusion.

The bungalow is set well back, screened and elevated, being approached over a long tarmac driveway leading to a turning and parking area with access to a large detached garage with workshop area.

There are large front gardens down to lawn together with a whole range of established shrubs, adjoining paved terrace to the living room and on the northern side is a lean to timber shed/store for storage of a ride on mower etc.

The rear garden is again very large, down to lawn together with a fruit area, a whole number of mature trees, small orchard with apple trees and timber shed.

SITUATION

The property enjoys an elevated and secluded setting with lovely views to Woodhouse Hill. Uplyme is a well served village supporting a variety of local amenities including a petrol station, with Post office and village shop, a church, a highly regarded school with Woodroffe secondary school nearby, a village hall with cricket pitch and tennis club, a public house and a preschool. 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 harbour. This thriving town offers 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 including a lovely walk nearby along the River Lym to Lyme Regis.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

VIEWINGS

Viewings strictly by appointment with Stags, Bridport.

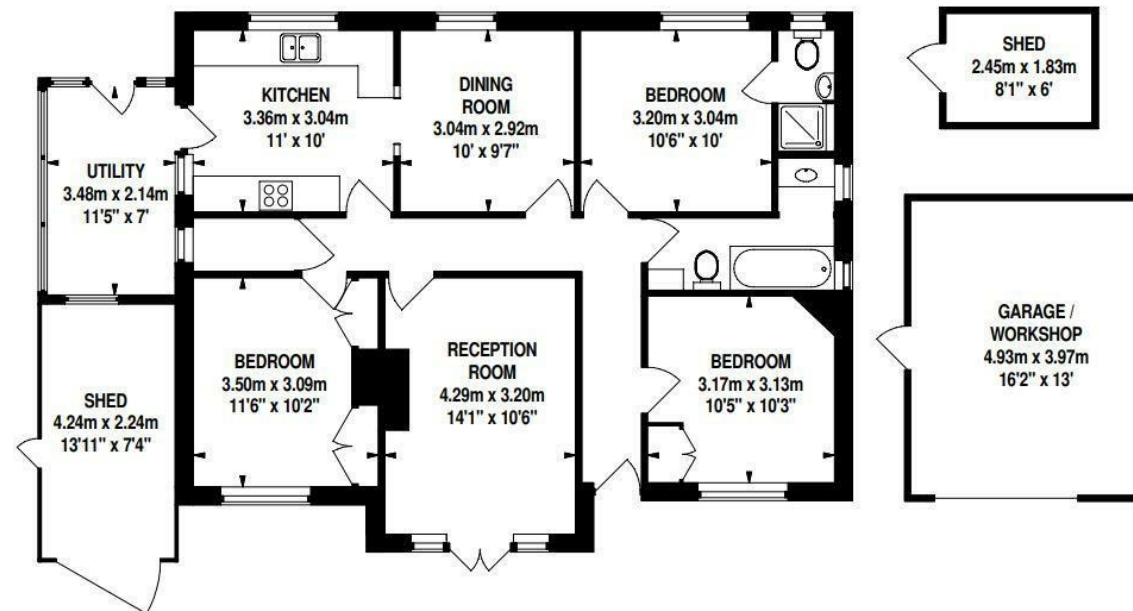
DIRECTION

From Bridport, follow the A35 to Raymonds Hill and at the Hunters Lodge Public House, turn left signed Uplyme and Lyme Regis. Nostra Domus is found on the left after about 1.6 miles.



Lyme Road, DT7

Approximate Gross Internal Area 92.6 sq m / 997 sq ft
Excluding Out-Buildings of 33.6 sq m / 362 sq ft



Ground Floor

Illustration for identification purposes only, not to scale
All measurements are maximum, and include wardrobes and window bays where applicable



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(54-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



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