



A substantial three bedroom home with an additional two bedroom annex, holiday let or home office space, lovely large garden and parking situated in the pretty village of Uplyme close to the popular seaside town of Lyme Regis.

**Guide Price £700,000**

The Old Stores, Lyme Road, Uplyme, Devon, DT7 3TH

FORTNAM  
SMITH & BANWELL



- SUBSTANTIAL VILLAGE HOME
- ANNEX/HOLIDAY LET
- LARGE SUNNY GARDEN & TERRACE
- OPEN PLAN LIVING/KITCHEN ROOM
- 5 BEDROOMS/5 BATH/SHOWER ROOMS
- PARKING FOR SEVERAL CARS
- GAS C/H/UPVC D/G
- EPC RATING B

A substantial attached house situated in the popular East Devon village of Uplyme, a mile from the glorious Jurassic coast and the bustling town of Lyme Regis.

Formerly the village shop and post office The Old Stores is now a spacious and flexible home.

The accommodation is currently divided into two apartments though the joining staircase remains in place should one wish to use the property as one residence.

The ground floor facing to the front with its own entrance and patio is currently a successful self contained holiday let though it would be equally suited to longer term letting or as an annex. The ground floor accommodation comprises: Entrance porch, large 23' living room, a dining room opening to the kitchen, shower room and two double bedrooms, one housing an ensuite.

The upper floor accommodation has been extended to create a modern open plan living space with lounge, dining and kitchen areas with full length patio doors opening to a lovely sunny terrace and garden.

An inner hall with useful storage cupboards leads to a family bathroom and three double bedrooms two having ensuite shower rooms.

The property is fitted with UPVC double glazed windows throughout and has mains gas central heating with solar panels providing hot water and photovoltaic panels providing electricity which are connected to a Fit meter to generate additional income.

Adjacent to the house a recently re-surfaced driveway provides parking for five cars. The generous south facing gardens with wonderful views across the valley are a particular feature of the property. There is an extensive paved patio with raised beds, borders and arbor and store shed. A pathway and steps lead past a pond, timber deck and chicken run to the gently sloping lawn and upper terrace with an additional store shed.



#### SERVICES

Electricity, mains gas, water and drainage. Telephone connection. Epc rating B.

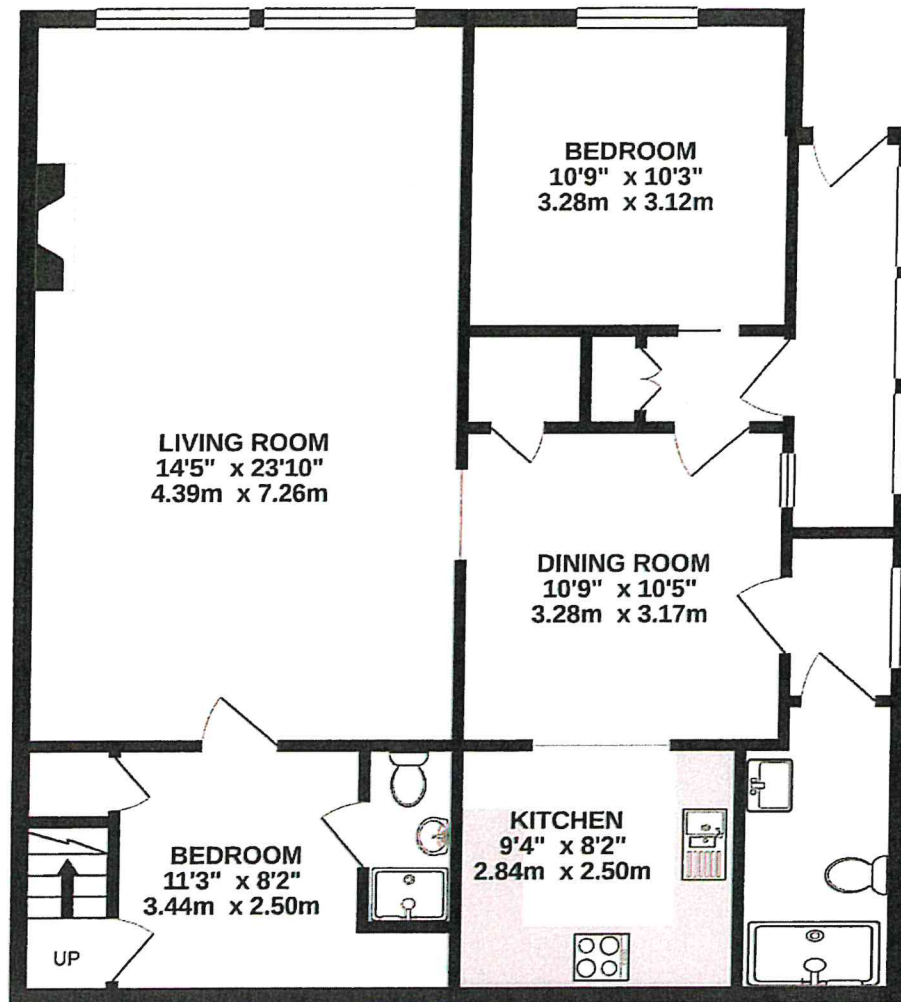
#### COUNCIL TAX

The Old Stores is currently Band C with annex/flat currently on separate business rates..

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



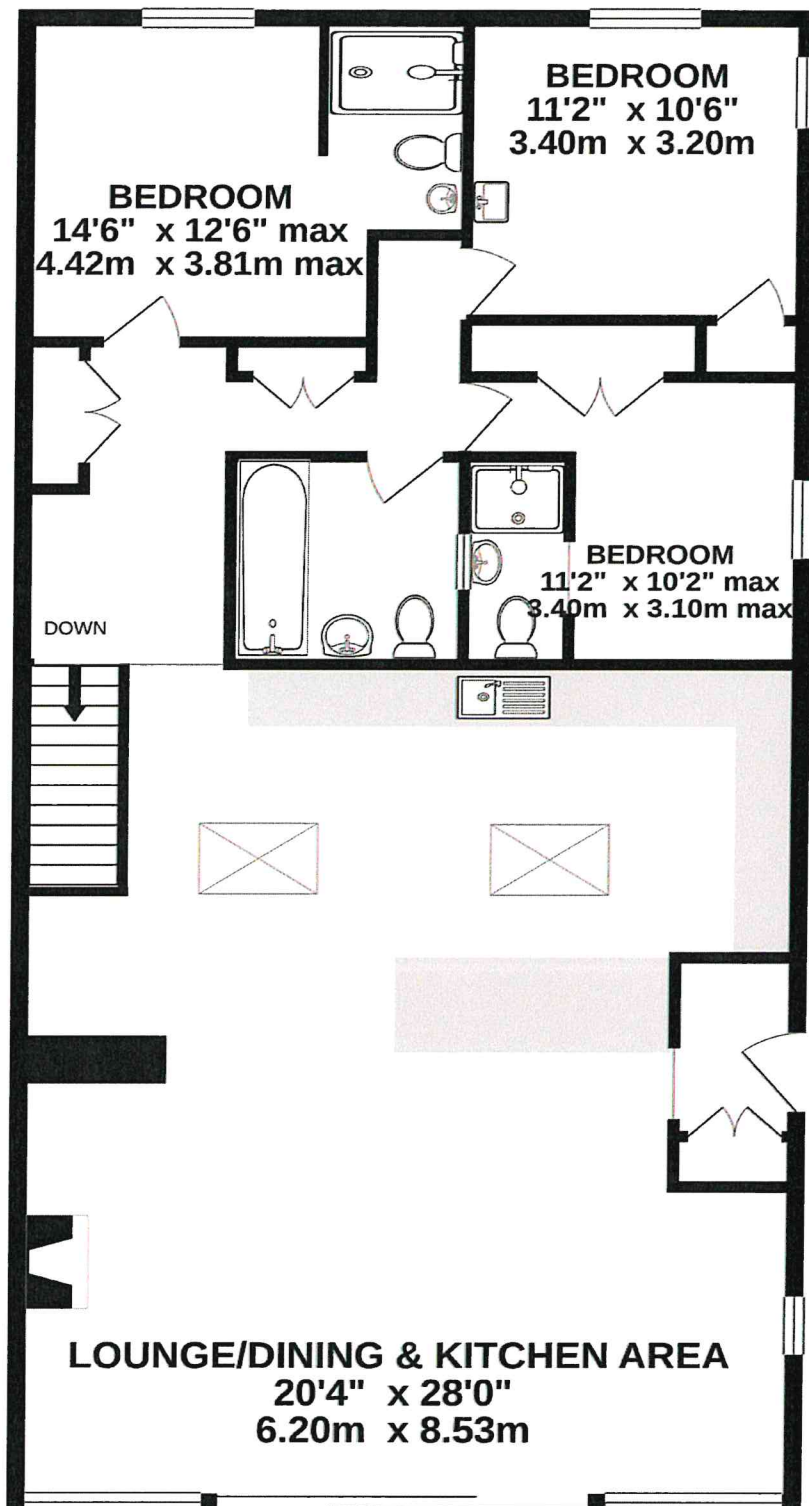
## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## FIRST FLOOR



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