

# FORTNAM SMITH & BANWELL



**INDIVIDUAL DETACHED HOME**

**3/4 BEDROOMS**

**LARGE GARDEN**

**GARAGE & STONE OUTBUILDING**

**LIVING ROOM WITH WOOD BURNER**

**MODERN KITCHEN/BREAKFAST ROOM**



**Sundown, Yawl Hill Lane, Uplyme, Devon, DT7 3RP**

**Guide Price £465,000**



## An individual detached family home set in a good sized private garden.



Situated in Yawl, close to the coastal town of Lyme Regis and the popular village of Uplyme, Sundown, originally a cottage (believed to be circa 1850) has over the years been extended to create a well proportioned family character home. Set in its own extensive mature gardens with a long private driveway, garage and small stone outbuilding the accommodation briefly comprises: Entrance hall. Kitchen/breakfast room. Large utility room. Living room. Dining room. Study/bedroom 4. 3 double bedrooms and a family bathroom.

The nearby village of Uplyme is a vibrant and popular village offering good local facilities to meet your everyday requirements. There is a combined post office, village shop and petrol station, a pretty church, good local inn (The Talbot Arms), cricket club playing fields and tennis court. The village boasts a well respected primary school and is in the catchment area for The Woodroffe School. The market town of Axminster, with its main railway connection to Waterloo (approximately 2 3/4 hours), is about 5 miles to the West and Bridport is some 11 miles to the East. The coastal resort of Lyme Regis, with all the day to day amenities one could require, is about 1 mile away. It lies on the Dorset and East Devon coast world heritage site (known as the Jurassic coast) Taunton and Exeter are within a radius of about 30 miles, each with access to the M5 motorway. The county town of Dorchester is a similar distance away.



**The accommodation with approximate measurements, comprises:**

Covered porch. Front entrance door with stained glass panels to:

**Hallway:**

Laminate floor. Understairs storage cupboard. Stairs rising to first floor. Stripped pine doors to:

**Living Room:** 17' 4" x 12' 0" (5.28m x 3.65m)

Double glazed windows looking over the front garden. Inglenook style fireplace with timber beam, slate hearth and Aga wood burning stove. Laminate floor, 2 radiators. Part glazed door to:

**Study:** 16' 4" x 7' 6" (4.97m x 2.28m)

Double aspect with French doors opening to the front garden. Radiator. Connecting door to the covered passage.

**Dining Room:** 17' 0" x 9' 9" (5.18m x 2.97m)

Double glazed windows looking over the front garden. Radiator. Stripped pine door to:

**Kitchen/Breakfast Room:** 18' 0" x 10' 2" (5.48m x 3.10m)

Fitted with a range of contemporary pale grey gloss units comprising: Base cupboards, corner units, pan drawers and matching wall cupboards. Polar white 'Sofia Graphite' work surfaces and breakfast bar. Inset sink. Integral fridge and dishwasher. 'Royal Blue' oil fired Aga. Double aspect with double glazed windows and French doors opening to the garden. Wood flooring. Radiator. Archway opens to:

**Utility Room:** 14' 4" x 9' 4" (4.37m x 2.84m)

Fitted cupboards and drawers. Butler sink. Space and plumbing for washing machine. Oil fired boiler. Tiled floor. Doors to covered passage and dining room.

**Covered Passageway:**

Extends along the rear of the property. Door to garden.

**First Floor:**

Galleried landing with stained glass window and double glazed door to balcony. Stripped pine doors to:

**Bedroom One:** 17' 4" x 9' 2" (5.28m x 2.79m)

Double glazed window looking over the garden. Wardrobe recess. Radiator.

**Bedroom Two:** 14' 0" x 9' 9" (4.26m x 2.97m)

Double glazed window looking over the garden. Radiator.

**Bedroom Three:** 12' 6" x 10'.

Double glazed window and Velux. Radiator.

**Bathroom:**

Fitted suite with panelled bath, tiled surround and shower mixer tap. Wash basin and W.C. Airing cupboard housing hot water cylinder. Double glazed window.

**Outside:**

Approached off Yawl Hill Lane via a long private driveway leading to a gravelled parking area with space for several vehicles, caravan or boat.

**Detached timber garage: 6m x 5m.**

Fitted with light and power.

Lawned garden with mature borders and shrub beds. Ornamental pond. Small stone outbuilding (in need of repair) with the potential to create a workshop or studio. Pathway extends to the front of the property with a paved terrace and timber deck and a terrace garden with lawn and shrub borders. Step and pedestrian gate to Lyme Road.

**Directions:**

From Lyme Regis take the B3165 (Lyme Road) through the village of Uplyme and into Yawl turning right into Yawl Hill Lane. The drive to Sundown will be found approximately 300 metres on the left. **NB. If using sat nav please use postcode DT7 3RP.**

**Services:**

Mains water. Septic tank drainage. Oil fired central heating.

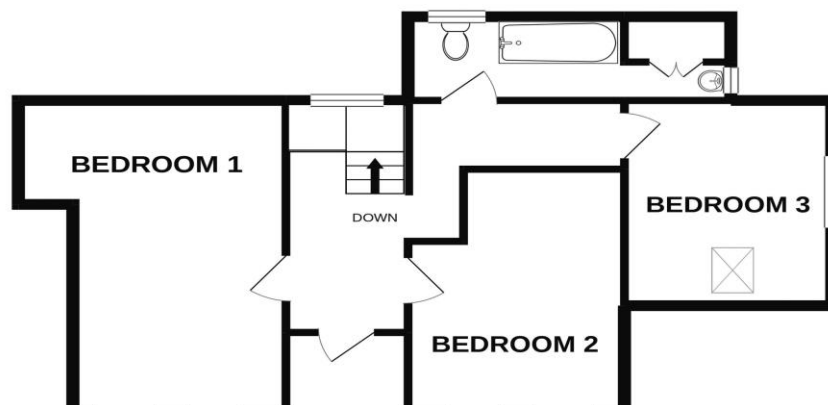
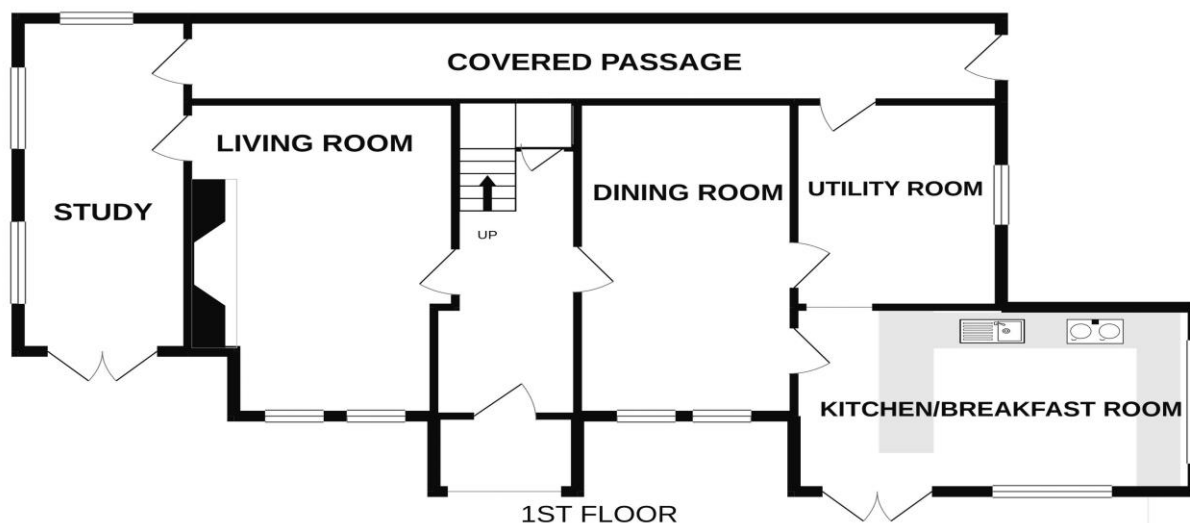
**Local Authority:**

East Devon District Council. We are advised that the property is in Tax Band D.

**Agents Notes:**

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, photographs and floorplans are provided for guidance only.

## GROUND FLOOR



### CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had sight of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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