



**APPLEGARTH**  
UPLYME, EAST DEVON

**JACKSON-STOPS** 

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**APPLEGARTH**  
**POUND LANE, UPLYME, LYME REGIS, DEVON,**  
**DT7 3TT**

A BEAUTIFUL VILLAGE PROPERTY RECENTLY  
RESTORED TO AN INCREDIBLY HIGH STANDARD,  
WITH FOUR BEAUTIFUL BEDROOMS, A ONE  
BEDROOMED STUDIO ANNEXE, TRIPLE GARAGE,  
AND ABSOLUTELY STUNNING GARDENS.



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#### **DISTANCES**

LYME REGIS 1.3 MILES  
AXMINSTER 4.2 MILES (MAINLINE  
RAIL STATION TO LONDON  
WATERLOO)  
BRIDPORT 11.6 MILES  
EXETER 30.5 MILES  
(INTERNATIONAL AIRPORT)

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#### **KEY FEATURES**

- Walking distance to Lyme Regis
- Spectacular village home
- Popular village within catchment for excellent local schools
- Renovated to very high standard
- Many features beautifully handcrafted by present owners
- Delightful & sizeable garden
- Triple garage & off street parking
- One bedroom studio annexe

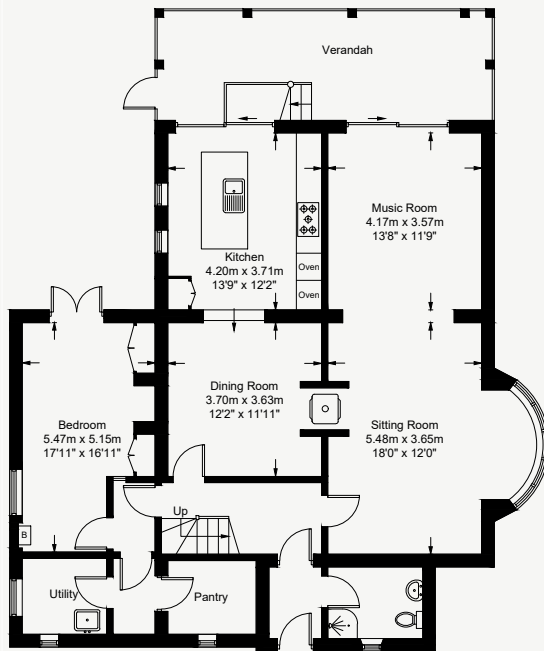
# Applegarth, Uplyme

Approximate Gross Internal Area = 2259 sq ft / 209.9 sq m

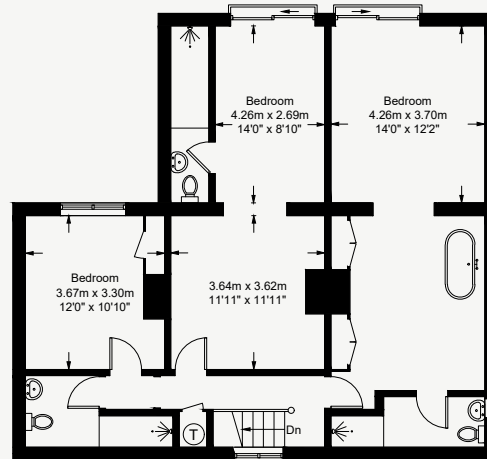
Annex = 1116 sq ft / 103.7 sq m

Outbuildings (not drawn) = 208 sq ft / 19.3 sq m

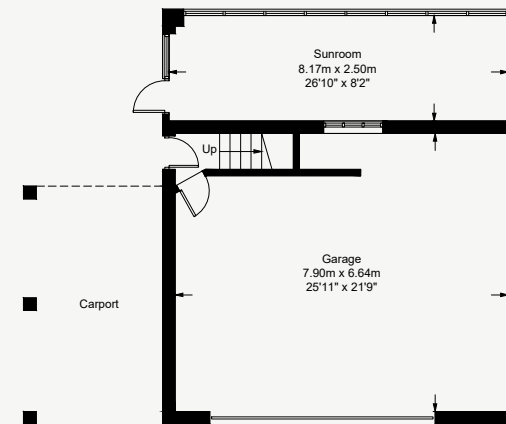
Total = 3583 sq ft / 332.9 sq m  
(Including Garage / Excluding Carport)



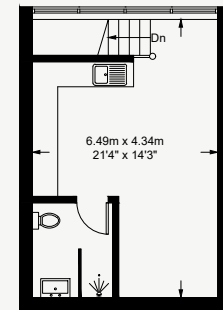
**Ground Floor**



**First Floor**



**Annex - Ground Floor**  
(Not Shown In Actual Location / Orientation)



**Annex - First Floor**

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1296502)

## PROPERTY

Applegarth is one of the village's truly magnificent homes, lovingly restored by the present owners with exceptional craftsmanship and meticulous attention to detail. The result is a spectacular property, complete with a self-contained annexe, a substantial triple garage, generous off-street parking, and one of the most delightful gardens in the county.

Tucked away in one of Uplyme's most sought after positions, the property makes an immediate and lasting impression. The approach reveals a beautifully rendered and cedar-clad façade beneath a pitched tiled roof, combining character with contemporary style. Set well back from a quiet country lane, the house enjoys a charming frontage with a grass island planted with wildflowers and often visited by local wildlife. Unusually for the village, there is ample off-street parking to the front and a triple garage for any cars that may need to hide away from the elements.

On entering, it is almost impossible not to smile, a feeling that continues throughout the home. The property has been thoughtfully upgraded and elegantly decorated, showcasing superb craftsmanship, flair, and an exceptional eye for detail. The layout flows effortlessly from room to room, offering highly flexible accommodation ideally suited to both everyday living and large-scale entertaining. This is a true haven, offering peace and seclusion while being within walking distance from the World Heritage Jurassic Coast at Lyme Regis. A spacious entrance hall welcomes you in, perfect for removing boots after a country walk, with a cloakroom and power shower to one side - ideal after a day by the sea.

The ground floor features a superb sitting room with a large bay window, an inviting window seat, and a wood-burning stove. At the far end, a TV/snug area - currently used as a music room enjoys large windows and doors opening onto a beautiful covered veranda and al fresco eating area and the exceptional gardens beyond.

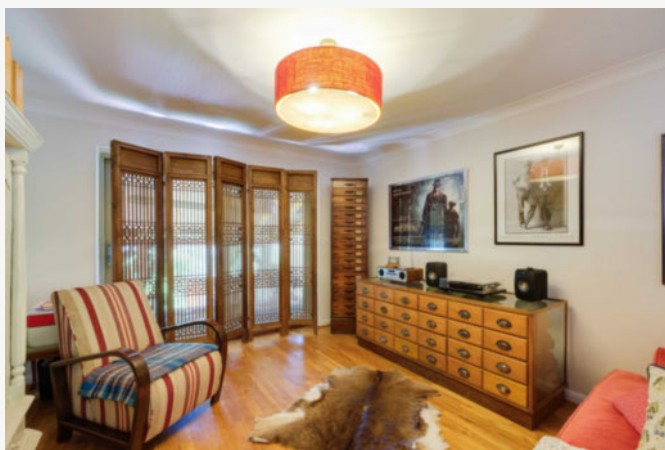
Adjoining this is a stunning open-plan kitchen and dining space, beautifully designed for modern living. The same wood-burning stove adds warmth and character. The room is arranged with a generous dining/breakfast area at one end, while the kitchen itself features bespoke wall and base units, all expertly crafted by the current owners. A large central island with a handcrafted oak worktop and sink forms the heart of the space, complemented by a double oven and sliding doors opening onto the covered veranda perfect for Summer BBQ's and evenings taking full advantage of the stunning garden.

Also on the ground floor is a double bedroom with doors leading onto a private gravel terrace, ideal for a morning coffee, along with a utility room and a walk-in larder with attractive tiled flooring.

Throughout, the property is presented in immaculate condition, achieving a perfect balance between character and contemporary design, with each room delivering a genuine sense of occasion.

The first floor continues to impress. The principal bedroom is truly exceptional, extending to approximately 35 ft with vaulted ceilings and offering a luxurious retreat. At one end is a newly fitted power shower, while the open-plan bathroom features a striking copper bath, specially commissioned from India. Sliding doors open to breathtaking views over what is undoubtedly one of the finest gardens in the county.

The second bedroom is equally generous, incorporating a dressing and sitting area, en suite shower room, vaulted ceilings, and garden views via sliding doors. A third bedroom provides further versatility, comfortably accommodating a double bed or serving as an excellent study, and there is also a separate shower room.





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## OUTSIDE

The gardens are a standout feature, situated to the rear and creating a rare sanctuary for a village property. They would not look out of place at the Chelsea Flower Show and, if exhibited, would surely win awards. A large lawn is interspersed with beautifully planted island beds, offering an idyllic space for both children and wildlife.

The current owners are well known locally for their homemade cider, produced from the abundance of apple trees, as well as wild honey from their own bees. The garden has been thoughtfully designed and lovingly nurtured, creating a truly special setting, perfect for summer gatherings, drinks parties, or even weddings.

To the side of the property is an exceptional triple garage with a beautifully constructed one-bedroom studio annexe above. The garage is ideal for classic car storage but would also lend itself to use as a gym or games room.

Above, the annexe provides superb additional accommodation and would make an extremely successful holiday rental. It is of such a high standard that guests may find it hard to leave.

All in all this is a truly incredible property in an idyllic yet most convenient location.

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## LOCATION

The pretty village of Uplyme is within a 5-minute drive to the town and beach at Lyme Regis and strikes the perfect balance between the peace and quiet of the countryside, whilst still within very easy reach of all amenities. The village has a very active community, with village store/post office, Church, Primary school, village hall, play park, tennis court and Cricket Club, all within walking distance. From here, you can enjoy a leisurely stroll along the River Lim which eventually leads into the town of Lyme Regis.

Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the Cobb, (made famous by Jane Austen and John Fowles' French Lieutenant's Woman) and the harbour. The town has an excellent selection of facilities, including many independent shops as well as the familiar high street brands. There are two supermarkets, a number of restaurants, and the boutique Alexander Hotel, as well as its own Theatre.

The nearby town of Axminster just five miles away has a large supermarket and a variety of independent shops and cafes, and a mainline railway station to London Waterloo. The larger city of Exeter lies some 30 miles away, with an international airport and large range of facilities and high street shopping, including a large John Lewis.



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## EDUCATION

The highly sought after Mrs Ethelston's Primary School is in the village, just a one-minute walk away, with the well renowned Woodroffe School, recognised as one of the most innovative and dynamic state run secondary schools in the country with an outstanding Ofsted rating, within easy walking distance in Lyme Regis. Colyton Grammar school located approximately 6 miles away. Public schooling at Perrott Hill, Sherborne School, Bryanston, Canford and Milton Abbey.

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## SPORTING & RECREATION

Golf courses at Axmouth, Lyme Regis and West Bay, racing at Bath, Wincanton, Salisbury and Taunton. Water sports along the coast, with a very active sailing club in Lyme Regis as well as paddle boarding, fishing and power boating. This stretch of coastline is well known for its beautiful scenery. There are an abundance of footpaths on the doorstep for those keen to walk and explore, including a local Nature Reserve, known as 'Trinity Hill,' made up of Conifer plantations and a substantial area of lowland heath, and to the West you can take in the breath-taking views across Axe Valley, also well known for its glorious sunsets. River Cottage Kitchen and Store can be found along here, (dog friendly) offering the perfect spot to stop for breakfast, lunch or drinks.

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## PROPERTY INFORMATION

SERVICES: All mains services are connected. Gas fired central heating. A 4.48kWp Solar PV system consisting of 14 x 320 watt modules with a GivEnergy GivE-HY 5.0 inverter and 8.2kW GivEnergy battery

TENURE: Freehold with full vacant possession on completion.

COUNCIL TAX: Band F

VIEWINGS: Strictly by appointment with Jackson-Stops

DIRECTIONS:

Navigation by what3words: ///reefs.rested.short

From the A35 at Raymonds Hill turn south (alongside The Hunters Lodge Public House), onto the B3165, Lyme Road. Continue into the village of Uplyme, over the mini roundabout, and past the petrol station and pub and continue through the village. Take the left hand turning into Tappers Knapp, and continue on this road as it turns into Spring Head Road. At the crossroads, turn left onto Pound Lane, and the property is on the left hand side.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

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