

High Meadow

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Whalley Lane, Uplyme,Lyme Regis, DT7 3UP

Lyme Regis 1.1 mile. Axminster 4.4 miles. Bridport 11.3 miles.

OPEN GUDE PRICE: £525,000 - £550,000
A delightful three-bedroom, timber-framed detached bungalow, set within generous gardens and situated in the popular village of Uplyme, close to the coast.

- 3 double bedrooms
- Timber-framed detached bungalow
- Very generous grounds
- Light and airy accommodation
- Freehold
- Stunning views
- Large garage/workshop and ample parking
- Popular village location
- Close to local amenities
- CTB: E

Guide Price £525,000

THE PROPERTY

Upon entering the property, you are welcomed by a spacious entrance foyer, with natural light flowing throughout. To the left, the generous living room enjoys lovely views across the valley, with large windows and an open log fireplace creating a comfortable and inviting space. The living room leads through to a conservatory, providing a delightful place to relax and enjoy the surrounding views. A useful WC and utility area are located just off the conservatory, together with doors opening directly onto the garden.

The conservatory provides access back into the living room and through to the kitchen/diner. Large windows and doors from the conservatory open onto the garden which allows plenty of natural light to flow in. The kitchen is a particularly light and spacious room, fitted with a range of wall and floor-mounted units and offering ample space for dining, and links back to the entrance foyer.

The bedrooms are situated to the right of the entrance hall and comprise three well-proportioned double bedrooms, together with the family bathroom. The principal bedroom enjoys a dual aspect, with views over the garden, and benefits from built in storage and an en suite shower. Bedroom two is also a good sized double, enjoying views over the garden and benefitting from built-in storage, a shower and a separate vanity unit. The third bedroom enjoys a dual aspect with views across the valley. This room would also make an excellent home office if required. There is a large loft space which is partly boarded and benefits from a window with possibility for conversions (STP).







OUTSIDE

The property enjoys generous gardens, with far reaching views across the surrounding valley creating a truly idyllic setting in which to relax and unwind. The gardens are predominantly laid to lawn, with a greenhouse and several useful garden stores situated throughout.

To the rear, a terraced seating area and well-stocked beds rise towards the wildlife haven with trees and wildflower areas, from where there are stunning views across the valley and a wonderfully peaceful outlook.

The property also benefits from a generous parking area and a large garage with windows and an electric roller door, which could make an excellent workshop.

SITUATION

Situated in the popular village of Uplyme, just one mile north-west of Lyme Regis on the Dorset/Devon border, the property is ideally placed for both village and coastal amenities. Uplyme offers a good range of everyday facilities, including a church, public house, filling station with shop and post office, together with a tennis club and cricket pitch. A particularly pleasant riverside walk follows the River Lim into the centre of Lyme Regis.

Woodroffe School and Mrs Ethelston's Church of England Primary Academy are both conveniently located within approximately a 5-10 minute walk. The picturesque seaside town of Lyme Regis is renowned for its historic harbour, beaches and beautiful coastal scenery, and offers a good range of shops and other amenities, together with an excellent golf course.

The mainline railway station at nearby Axminster provides mainline services to London Waterloo and to Exeter and destinations across the West Country, while the market town of Bridport is approximately 12 miles to the east. Much of the surrounding countryside is designated as an Area of Outstanding Natural Beauty (AONB), while Lyme Regis forms part of the stunning Jurassic Coast World Heritage Site.

SERVICES

All mains services connected.
Broadband - Standard up to 15Mbps, Superfast up to 80Mbps and Ultrafast up to 1000Mbps.
Mobile phone service providers available is EE for voice and data services inside and outside and O2, Three and Vodafone for voice and data services outside.
(Broadband and mobile phone information taken from Ofcom website. Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages).

VIEWING

Strictly by appointment with Stags.

DIRECTION

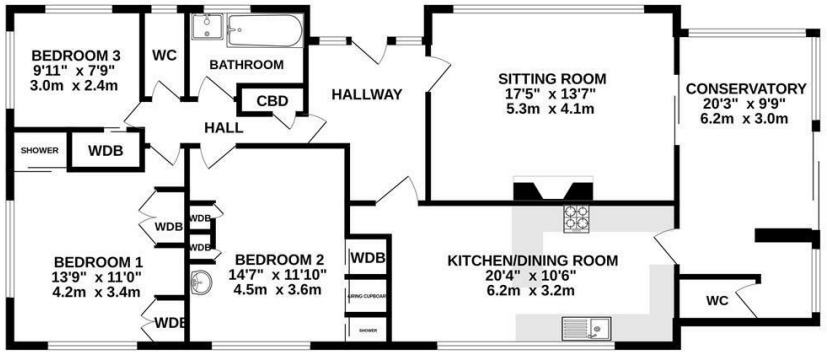
From Bridport, take the A35 heading West towards Lyme Regis. After just under 8 miles, at the Charmouth Roundabout, take the 3rd exit and continue on the A35 for just under 3 miles. Turn left at Hunters Lodge onto the Lyme Road and continue for just over 2 miles. Turn right onto Whalley Lane and the property will be located on the left hand side.
What3Words: ///acrobats.goad.pillow



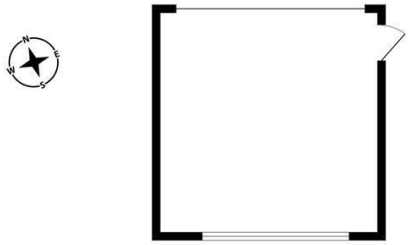




GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



GARAGE
252 sq.ft. (23.4 sq.m.) approx.



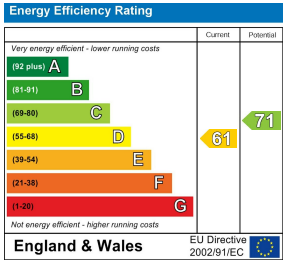
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TOTAL FLOOR AREA : 1267sq.ft. (117.7 sq.m.) approx.

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 mis-statement. 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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STAGS



32 South Street, Bridport, Dorset, DT6 3NQ

bridport@stags.co.uk
01308 428000