



THE LOOKOUT

Uplyme, Devon



A STRIKING, CONTEMPORARY ECO-HOUSE SET WITHIN ABOUT 58 ACRES OF WOODLAND WITH VIEWS TO LYME BAY.

The Lookout is set in a lovely, elevated position providing total privacy and tranquillity. The house has nearly 5,000 sq ft of light-filled accommodation on three floors with far-reaching, south-facing views.

Summary of accommodation

Ground Floor: Hall | Cloakroom | Sitting room | Open plan kitchen/sitting room | Pantry | Utility room

First Floor: Landing | Principal bedroom with walk-in wardrobe & en suite bath & shower room | Two further double bedrooms with en suite shower rooms
Guest bedroom with en suite bath & shower room | Laundry/storeroom

Lower Ground Floor I: Lower hall | Cinema room with adjacent kitchen & plant room | Wine store | Three further bedrooms | Family shower room
Main plant room | Storeroom

Outside: Parking | Garage block incorporating triple garage & additional storage | Lower ground floor veranda with ground floor roof terrace above
Heated infinity swimming pool & adjacent hot tub | Sauna | Garden | Woodland

In all about 58.04 acres (23.49 hectares)

LOCATION

The Lookout is situated on a wooded hillside about two miles from the village of Uplyme and the seaside resort of Lyme Regis just beyond it and is within an AONB bordering the world-renowned Jurassic Coast. The village has a primary school and pub and Lyme Regis has a good range of shops and local businesses and hosts annual music and arts events including jazz and folk festivals (see www.lymeregis.com).

Wider requirements can be met by the nearby, larger towns of Axminster and Bridport. There is a mainline rail service from Axminster to Waterloo (2 hours 40 minutes) and Exeter Airport is only 45 minutes' drive away.

The area also offers a wide selection of schools from both the state and independent sectors. The property is close to Woodroffe School for primary education and Colyton Grammar School, which are both highly regarded along with a choice of popular independent schools nearby.

THE PROPERTY

The Lookout, as its name implies, is in a wonderfully commanding position at the head of a wooded valley with far-reaching views that seem to go on for ever, dropping down to Lyme Bay in the middle distance. The house itself, which was completed in 2016, stands in a sizeable clearing amidst acres of mature native woodland that provides beauty, privacy and tranquillity throughout the year. It was designed and built by Baufritz and was featured in Channel 4's Flat Pack Mansions due to its unique setting and design.

The current owners have undertaken further decorative and aesthetic improvements to the original interior, along with additional landscaping to the grounds, and today the property is beautifully presented both inside and out. The house is built into a gentle slope near the top the valley and provides nearly 5,000 sq ft of accommodation. This is spread over three floors that include ground and lower ground floors.





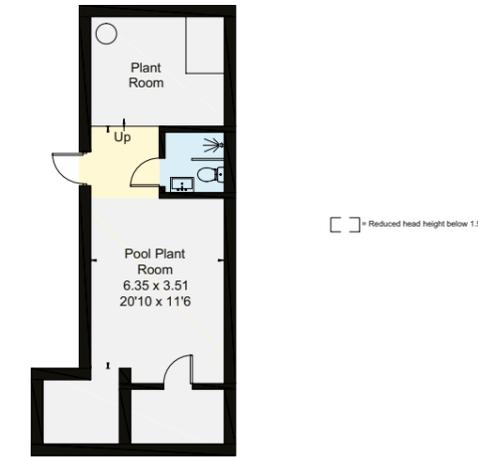
It is southeast-facing with tall windows providing wonderful views from the two principal reception rooms, the kitchen and all seven bedrooms. The interior is filled with natural light enhanced by pale décor, interior design focussed on crisp, clean lines, timber and stone flooring and glass balustrades for the staircase and exterior roof terrace.

BAUFRITZ DESIGN & ECO CREDENTIALS

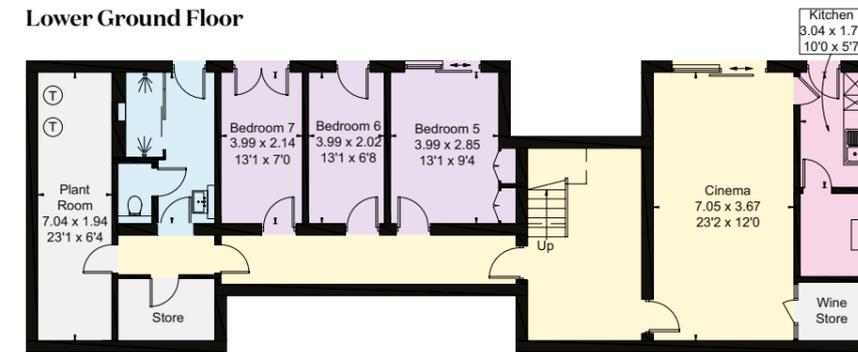
The Lookout is one of only a handful of family homes to be built in the UK by Baufritz, one of Europe’s most innovative housebuilding companies, where no two of their hand-finished prefabricated houses are the same. The company’s mission is to create perfect harmony between nature and the latest green technologies that offer a range of energy-efficient solutions to help shape the healthiest-possible living environment in each of its timber frame houses. The Lookout is a “passive house” and typifies this philosophy perfectly incorporating an eco-friendly, timber framed house, natural, non-toxic materials, bespoke design and innovative construction techniques. Incorporating such technologies The Lookout has an overall Level B energy rating. This is achieved using extremely high levels of insulation, high performance glazing, underfloor heating via an air source heat pump, zoned temperature control, low energy lighting and solar-assisted water heating.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

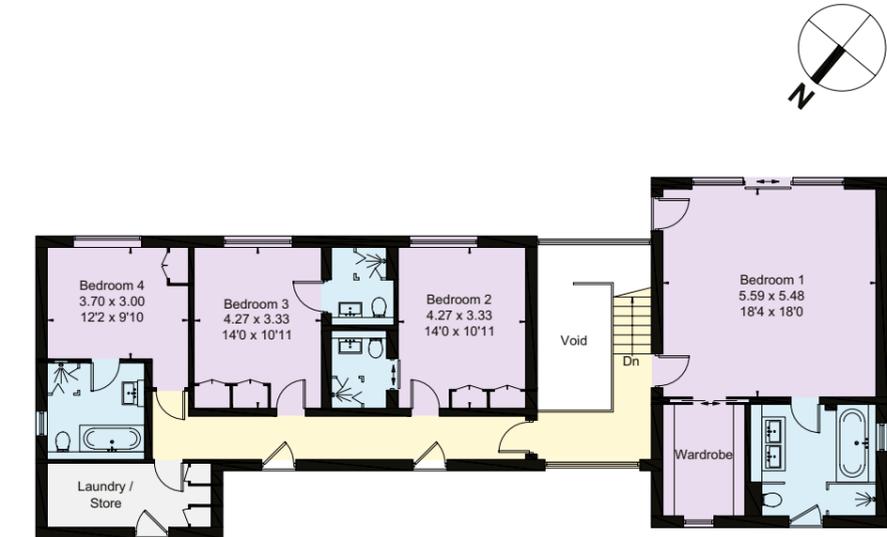


Lower Ground Floor

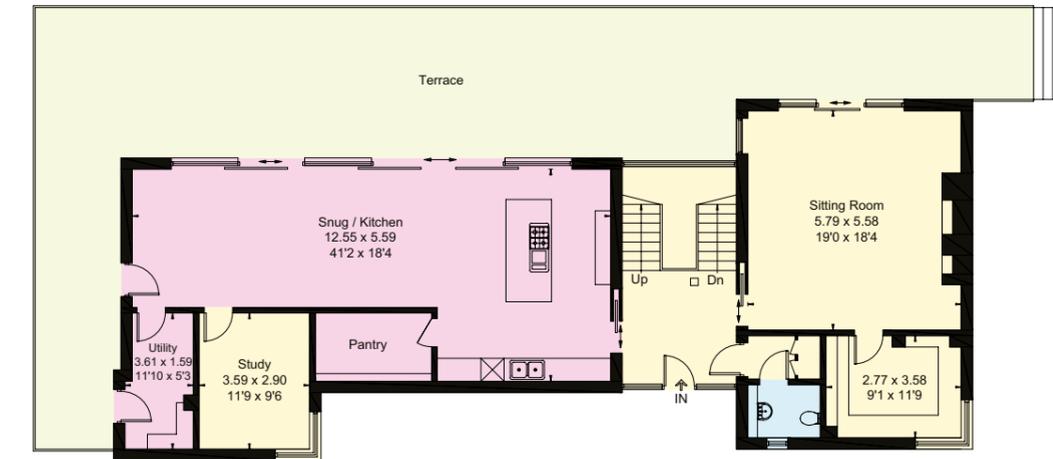


Lower Ground Floor

Approximate Gross Internal Area = = 463.7 sq m / 4991 sq ft (Excluding Void)
Including Limited Use Area (3.5 sq m / 38 sq ft)



First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDEN & GROUNDS

The house has two driveways connecting it to Uplyme and Lyme Regis. The main drive extends off Trinity Hill Road with the back driveway providing a rather magical and quicker route to Uplyme. The property stands in over 58 acres, most of which is mature mixed woodland, with the house standing in a large clearing close to the property's southern boundary. The clearing is on a gradual slope with plenty of parking in front of the house on its northern side with a sweeping lawn extending out on the other three sides. The infinity pool and nearby hot tub stand within a large, paved terrace on the house's western side and are sheltered from the prevailing wind by the nearby woodland. A spur off the main driveway leads to a triple garage block hidden within the trees. Most of the woodland is leased to The Secretary of State for Environment, Food and Rural Affairs at a nominal rent on a 999 year lease, expiring in 2952. The Forestry Commission manage it as commercial woodland. The owners of The Lookout have unrestricted access across the land and the sporting rights are also in hand.

PROPERTY INFORMATION

Tenure: Freehold

Services: Mains water & electricity. Waste treatment plant. Underfloor heating throughout via air source heat pumps. Mechanical Ventilation with Heat Recovery (MVHR) system. Bottled gas-fired kitchen hob. Photovoltaic panels.

Local Authority: East Devon District Council (www.eastdevon.gov.uk)

Council Tax: Band H

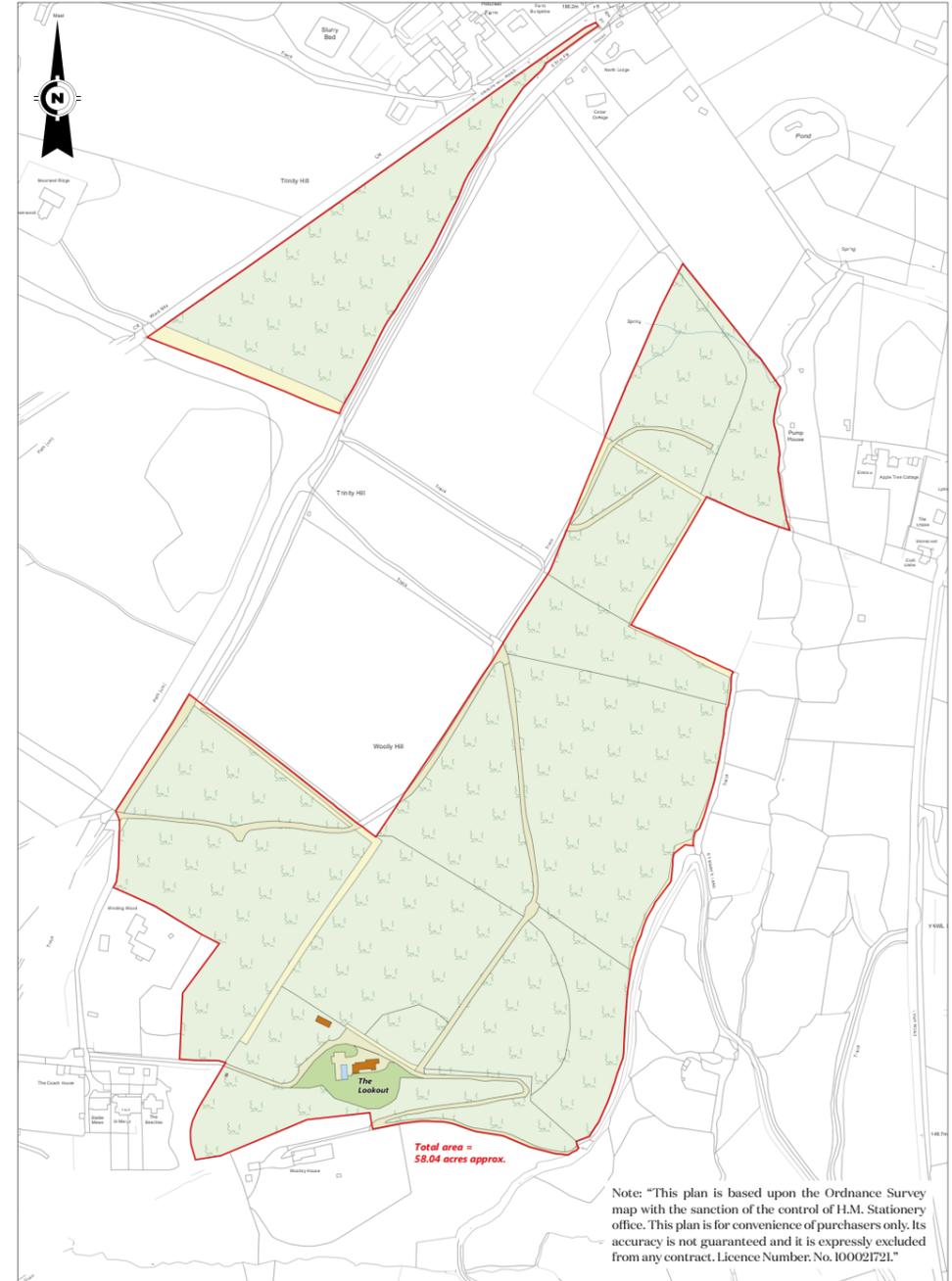
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Florence Biss
01392 423111
florence.biss@knightfrank.com

Knight Frank Exeter
19 Southernhay East, Exeter
EX1 1QD

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Sarah Brown
020 7590 2451
sarah.ka.brown@knightfrank.com

Knight Frank Country Department
55 Baker Street, London
W1U 8AN



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