

# Deepcombe House, Uplyme, Devon

---







A completely private and beautifully presented country house with **superb sea and rural views**, along with 10 acres of mature garden/grounds.

---

### Summary of accommodation

Open porch | Reception hall | Sitting room | Library | Kitchen/dining room | Games room | Study | Utility room  
Boot room | Cloakroom

Galleried landing | Guest bedroom with balcony and en suite shower room | Three further bedrooms  
Family bath and shower room

Landing | Principal bedroom with adjacent bath and shower room

Parking | Garage and workshop | Summer house | Heated swimming pool | Two greenhouses | Garden | Three ponds  
Woodland with stream

In all about 10.69 acres

### Distances

Uplyme village centre 1.2 miles, The Woodroffe School 2 miles, Lyme Regis town centre 2.5 miles  
Axminster (Waterloo 2 hours 40 minutes) 4 miles, Colyton Grammar School 6 miles, Bridport 12 miles  
Exeter Airport (London City Airport 1 hour) 25 miles, Dorchester 28 miles, Exeter city centre 30 miles  
(All distances and times are approximate)



Knight Frank Exeter  
19 Southernhay East  
Exeter  
EX1 1QD  
[knightfrank.co.uk](http://knightfrank.co.uk)

Florence Biss  
01392 423111  
[florence.biss@knightfrank.com](mailto:florence.biss@knightfrank.com)







## Location

Deepcombe House is situated about a mile from the village of Uplyme and the seaside resort of Lyme Regis just beyond, within an AONB bordering the world-renowned Jurassic Coast. The village has a primary school and pub and Lyme Regis has an excellent range of shops and local businesses including GP, dental and veterinary surgeries and hosts annual music and arts events including the superb Jazz and Folk festivals (see [www.lymeregis.com](http://www.lymeregis.com)). Wider requirements can be met by the nearby, larger towns of Axminster and Bridport. For transport links the A35 is just 2.7 miles away, 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 and Colyton Grammar School (both OFSTED rated Outstanding) for secondary education and there are several highly regarded independent schools nearby including Port Regis, Perrott Hill and the schools in Sherborne.



## Deepcombe House

Set off a quiet country lane close to the Trinity Hill nature reserve, Deepcombe House has an elevated setting with fantastic views over the surrounding coastline and rolling countryside, including the picturesque Cannington Viaduct. In addition, the house stands in a large clearing that is surrounded by eight acres of beautiful, mature woodland, providing total seclusion and privacy. The grounds are rich with plant and animal life, including three mature ponds stocked with water lilies and iris, along with a stream that runs right through the middle of its own wooded valley. In spring, the woodland is filled with bluebells, primroses and wild garlic; badgers, foxes, deer, bats and buzzards are regular visitors to the garden, along with glow worms in the summer months. The sea views from the house and garden extend right across to Charmouth, Golden Cap, Chesil beach and Portland, with further glimpses westwards towards Ware and Rousden.

Deepcombe House is built of red brick under a clay tile roof and has a southeast/northwest axis so that the interior of the house benefits from the best of the natural light throughout the day. The house is also blessed with tall, wide picture windows that enable as much of the view as possible to be seen from virtually every room.







It has been the much-loved home of the current owners for the past 20 years and has clearly been updated over time and well looked after, both inside and out. The interior has a contemporary feel with plentiful warm, honey-coloured engineered oak flooring, doors and other joinery. Downstairs the house has a large and welcoming reception hall leading to two main reception rooms and the large kitchen/dining room, all of which have wonderful, far-reaching views plus bi-fold doors/French windows that open onto the paved terrace wrapped around three sides of the house. The kitchen is south and west facing and fully fitted with contemporary, oak-fronted units and a gas/electric range cooker and has a good-sized dining area at one end. A further single storey wing off the northwest corner incorporates a good-sized games room, study, utility room and boot room.

Upstairs are a total of five bedrooms on two floors. The guest bedroom on the first floor has an en suite shower room and access onto a long, south-facing balcony, whilst three further bedrooms share the large family bath and shower room. The principal bedroom has the top floor to itself with its own balcony, along with an adjacent, dedicated bath and shower room.

## Outbuildings, garden and grounds

Deepcombe House is accessed down a long private driveway that ends at a parking area with room for several cars beside the house. The house is entirely surrounded by its grounds, with the garden blending seamlessly into mature woodland with a wide mix of broadleaf and evergreen trees. These are fringed by a huge variety of rhododendrons and azaleas, providing gorgeous, colourful blooms in late Spring and early Summer.

The parking area is screened by a tall curtain wall, beyond which lies the formal part of the garden, consisting of a series of lawns and landscaped borders surrounding a lovely, heated swimming pool. Set back from the pool is a fantastic, brick-built summer house with tall, wide picture windows on two sides and bi-fold doors on a third.



The garden and areas of paved terracing combine to provide the perfect setting for the house as well as a wonderful outside entertainment space and are testament to the creative foresight of the current owners. In all the garden and grounds extend to about ten acres, of which two acres are formal/semi formal garden enclosed by rabbit and deer-proof fencing.

There is a fruit cage and raised vegetable beds, plus two small orchards with a variety of cherry, apple and pear trees. The property also has two greenhouses and various other garden sheds and storage areas.

## Services

Mains water and electricity. Private drainage. Oil-fired central heating. Bottle gas for gas/electric range cooker.

## Directions (Postcode: DT7 3SX)

**What3Words:** blemishes.opens.refuses

From the road bridge where the A35 crosses over the A358, just south of Axminster, head southeast on the A35 towards Dorchester. After about one and a half miles turn right onto Trinity Hill Road, signed to Combyne. Follow the road for about one and three quarters of a mile to a crossroads. Turn left onto Woodhouse Lane. The driveway entrance to the property, which is marked by a large stone ammonite, will be found on the right immediately after a small crossroads with a bridle path.

## Property information

**Tenure:** Freehold

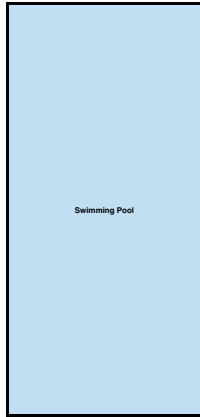
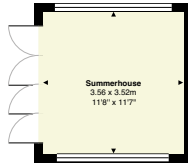
**Local Authority:** East Devon District Council ([www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)).

**Council Tax:** Band G

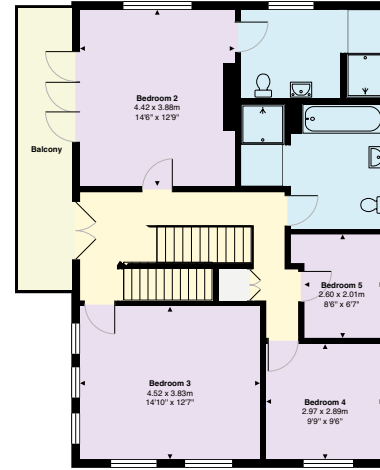
**EPC Rating:** E



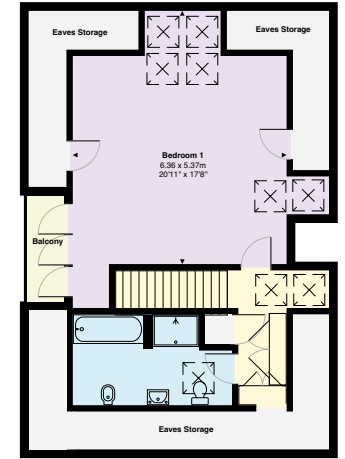
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



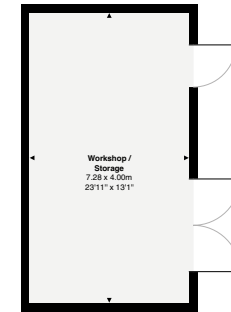
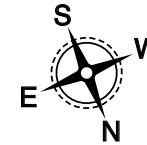
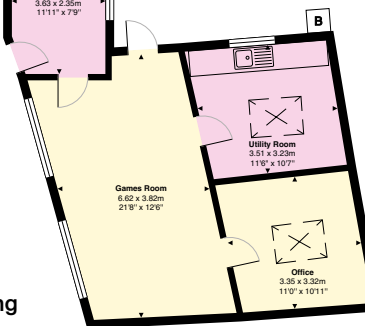
**Ground Floor**  
Area: 173.6 m<sup>2</sup> ... 1868 ft<sup>2</sup>



**First Floor**  
Area: 86.4 m<sup>2</sup> ... 930 ft<sup>2</sup>

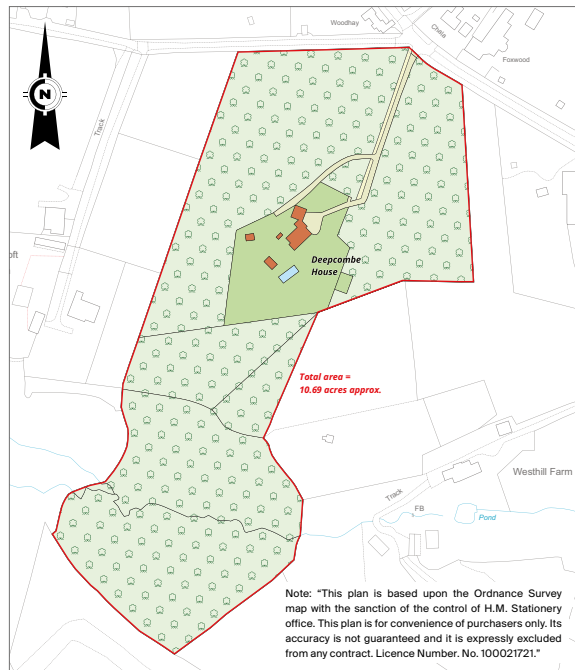


**Second Floor**  
Area: 51.3 m<sup>2</sup> ... 552 ft<sup>2</sup>



**Approximate Gross  
Internal Floor Area  
311.3 sq m / 3350 sq ft (excluding  
outbuildings and eaves storage)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Note: \*This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721.\*

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2024. Photographs and videos dated June 2024. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

