

East Marches Lyme Regis, Dorset DT7





An “Arts & Crafts” house in an elevated, peaceful setting with coastal and countryside views.



Situation

East Marches straddles the Devon/Dorset border between the village of Uplyme and the seaside resort of Lyme Regis and is within walking distance of both. Positioned within an Area of Outstanding Natural Beauty bordering the world-renowned Jurassic Coast, Lyme Regis has a good range of shops and local businesses including medical, dental clinics, an NHS medical centre and hosts annual music and arts events including superb Jazz and Folk festivals (see www.lymeregis.com). Wider requirements can be met by the nearby, larger towns of Axminster (4.6 miles) and Bridport (10.1 miles). 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 primary schools in both Uplyme and Lyme Regis and Woodroffe and Colyton Grammar secondary schools (both OFSTED rated 1 (Outstanding)). There are several highly regarded independent schools nearby including Perrott Hill and the schools in Taunton, Chard and Sherborne.

The Woodroffe School 0.3 mile, Uplyme 0.7 mile, Lyme Regis town centre 0.8 mile, Axminster (Waterloo 2 hours 40 minutes) 4.6 miles, Bridport 10.1 miles, Exeter Airport (London City Airport 1 hour) 24.1 miles, Dorchester 26.2 miles, Exeter city centre 29.1 miles (London City Airport 1 hour). (Distances and times approximate)





East Marches

East Marches is situated at the top of a private, no-through lane with lovely views across the lush valley of the River Lym and the coastline. Built in 1913 in the Arts & Crafts style with rendered and painted walls under a clay tile roof, East Marches is unlisted and has been the much-loved family home of the current owner for the past 11 years, undergoing a wholesale renovation in 2014. Internally the house has good-sized rooms with excellent ceiling height and is beautifully presented, retaining all its original joinery and several fireplaces with tiled surrounds.

At its centre is the good-sized reception hall, which has a timber floor and windows on two sides including French windows opening to the terrace and currently houses a grand piano. The drawing room has a parquet floor, an impressive stone fireplace and windows on two sides including a bay window with a delightful view across the valley. Separated from it by triple doors is the dining room with tall, orangery-style windows on three sides looking out onto the garden. On the other side of the hall is the kitchen/breakfast room, which has a fireplace fitted with a wood-burning stove, painted timber units under granite worksurfaces, Rangemaster range cooker and a dining area with a built-in, two-sided window seat. The room has windows on two sides and a part-glazed door to the outside dining area. Off it are the well-equipped laundry room and the snug, which has a flueless gas stove.

On the first floor are the principal bedroom with en-suite bathroom and separate shower and French windows onto the roof terrace, a guest bedroom with en suite shower room and two further double bedrooms, one of which was formerly used as a home office with wonderful views out across the valley. In the roof space are the family shower room and two further double bedrooms, one of which is currently used as a sitting room.







Garden & Grounds

East Marches is approached up a shared, private lane serving seven other properties of a similar style and period. Immediately in front and to one side of the house is a gravel parking area with space for several cars. On the opposite side of the house the grounds extend up the side of the valley through a series of grassed terraces and culminating on the largest, top terrace, where there is a handsome, copper-covered summerhouse and a separately sited timber deck in front of it. The unspoilt outlook from both is simply beautiful with views down across the valley and towards the dramatic coastline across Lyme Bay. Part of the hillside is wooded providing a further terraced area beneath mature broadleaf trees and below which are a treehouse and a garden store. The formal area of the garden extends out behind the house with tall, mature hedging providing shelter and a year-round screen. Immediately adjacent to the house is a paved dining area outside the kitchen and a separate, cobbled terrace, with a lawn beyond fringed by richly planted and easily maintained shrub borders. In all the garden and grounds amount to about 1.25 acres (0.5 hectare).

Agent's Note: Due to the sheer magic of its location the current owner of the property, realising a need to downsize, has commissioned a new property to be built on the site of the garage for East Marches. The project is nearing completion. Unsurprisingly every care has been taken to ensure that the new property blends in, whilst ensuring through its orientation, design and landscaping/ planting that mutual privacy is provided for both properties.

Tenure

Freehold

Services

Mains water, electricity, drainage & gas. Gas-fired central heating. Rangemaster gas & electric range cooker.

Local Authority & Council Tax Band

East Devon District Council
(www.eastdevon.gov.uk)

Tax Band G.

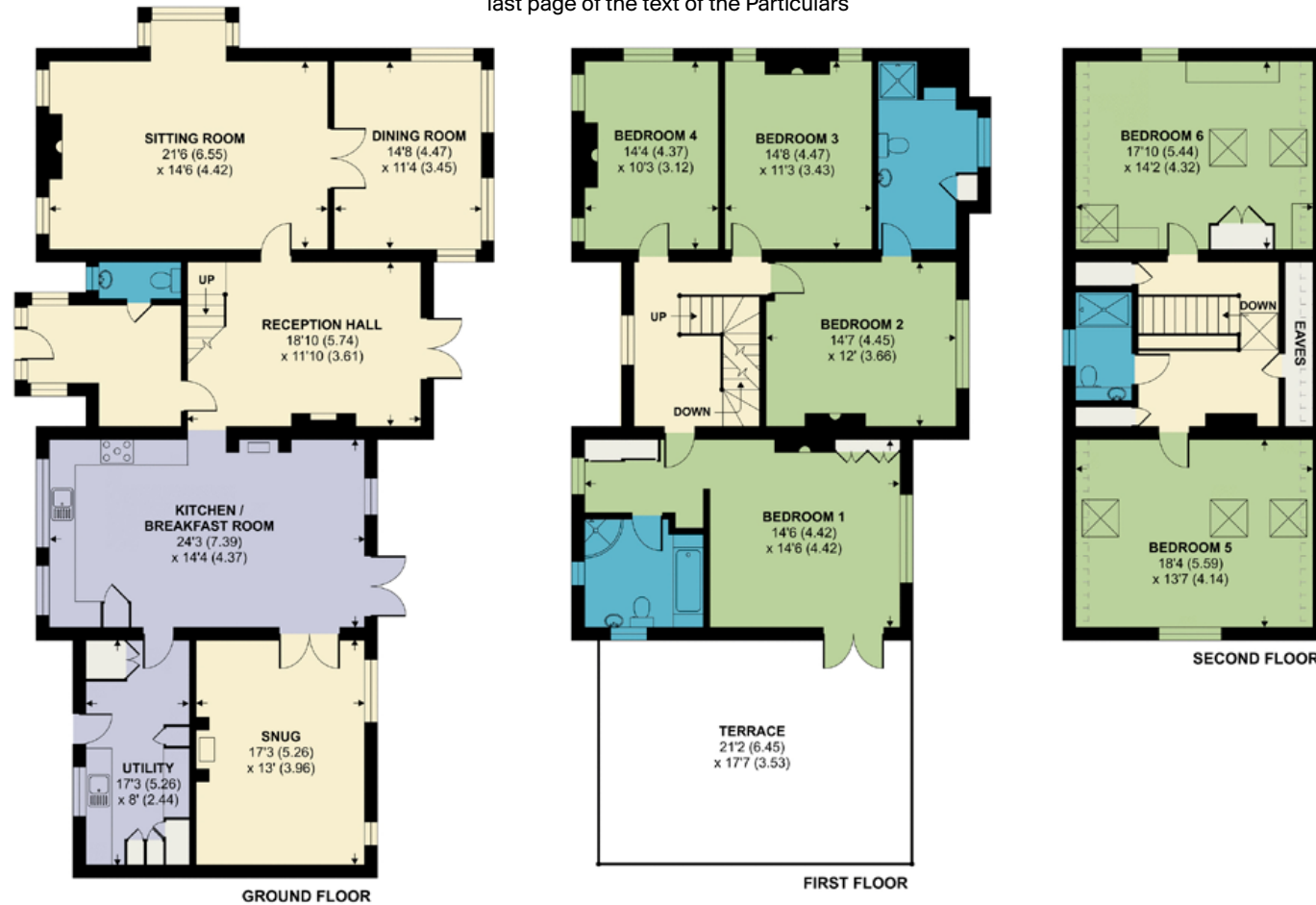
Directions (Postcode DT7 3NF)

From the crossroads where the B3165 crosses the A35 just east of Axminster, head south on the B3165/Lyme Road towards Lyme Regis. Drive for 2.5 miles. 150 yards after passing the county sign/Black Dog Tea Room turn sharp right onto the Launchycroft private access lane. After 120 yards steer left continuing up the lane. The entrance to the property will be found at the end of the lane on the left.

Approximate Gross Internal Floor Area

332.6 sq m / 3,581 sq ft

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



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