



1 Spring Cottage, Uplyme Road



1 Spring Cottage, Uplyme Road

Lyme Regis, DT7 3LS

Cobb/Beach 0.8 miles. Axminster 4.8 miles. Bridport 11.8 miles.

OPEN GUIDE PRICE: £375,000 - £390,000.

A delightful Grade II Listed three-bedroom terrace cottage, enjoying the benefit of off-road parking and situated in a convenient and accessible location.

- Grade II Listed
- Off Road Parking
- Less than a mile to seafront
- Characterful home
- Freehold
- Three Double Bedrooms
- Versatile, well-proportioned accommodation
- Outside seating area
- Bright and Spacious
- EPC: D

Guide Price £375,000

THE PROPERTY

1 Spring Cottage is an attractive Grade II listed Georgian home, offering well-proportioned and versatile three bedroom accommodation, complemented by an abundance of period character and natural light.

The property is entered via a useful entrance porch, which leads into a welcoming sitting room positioned to the left. Featuring an attractive bay window this generous reception room is flooded with natural light, creating a bright and inviting living space and also benefits from a working open fireplace. To the rear of the property is the kitchen, which provides access outside.

To the right of the entrance hall is the third bedroom, a flexible room that could equally serve as a formal dining room, home office or additional reception room, depending on requirements.

On the first floor are two further well-proportioned double bedrooms, both benefitting from built in storage and attractive bay windows that continue the properties light and airy feel. A family bathroom completes the first floor accommodation.



OUTSIDE

To the front of the property is off-road parking providing space for at least one vehicle.

Adjacent to the kitchen, a staircase rises to the flat roof above, which is currently arranged as an elevated seating area, offering an attractive space for outdoor dining or relaxation.

SITUATION

Occupying a convenient position on Uplyme Road, the property is ideally situated for easy access out of Lyme Regis, whilst remaining less than a mile from the seafront and the wealth of amenities the town has to offer.

Lyme Regis is a picturesque and historic coastal town, renowned for its iconic Cobb, charming harbour and stunning beaches. Situated within the Jurassic Coast World Heritage Site, the town enjoys a thriving community with an excellent range of independent shops, restaurants, cafes, leisure facilities and everyday amenities.

The nearby market town of Axminster provides a mainline railway station with regular services to London Waterloo, whilst the vibrant market town of Bridport is also within easy reach. The property is conveniently located close to Woodroffe School, a highly regarded secondary school with a long-standing reputation for academic excellence.

SERVICES

Mains electric, gas, water and drainage. Gas Fired Central Heating

Broadband - Standard up to 16Mbps, Superfast up to 80Mbps

Mobile phone service providers available are EE, O2 and Three for voice and data services inside and outside 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 Bridport

AGENTS NOTE

The property has two flying freeholds. Please speak to the agent for further details.

DIRECTIONS

Take the A35 out of Bridport, heading West towards Lyme Regis. After about 7.5 miles at the Charmouth roundabout take the second exit heading into Lyme Regis. After 2 miles, turn right onto Anning Road, then left onto Woodmead Road. Turn right onto Silver Street (B1365) and take the second exit at the roundabout, continuing on the road. The property is located on the left hand side.

What3Words: ///purest.lilac.slings



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

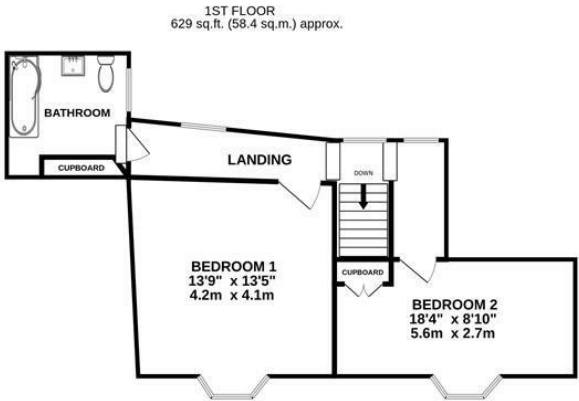
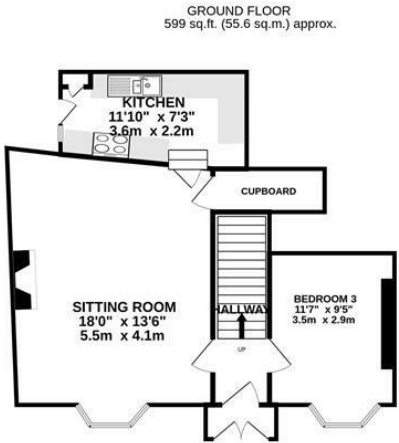


Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		Current Potential
		79
		55
England & Wales		EU Directive 2002/91/EC

32 South Street, Bridport,
Dorset, DT6 3NQ

bridport@stags.co.uk

01308 428000



1 SPRING COTTAGES, UPLYME ROAD, LYME REGIS DT7 3LS

TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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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