

THE MODERN HOUSE



Uplyme, Lyme Regis, East Devon
Sold

Lime Kiln Lane

Designed and built in 1965, this wonderfully characterful three-bedroom house is a fine example of mid-century architecture, occupying an elevated position in Uplyme, Lyme Regis. The interior living space is replete with beautifully retained original features, extending to over 1,100 sq ft across a single storey. A large, decked terrace, and the private gardens of just under a third of an acre, offer far-reaching views onto Prescott Pinetum and the surrounding open countryside. Uplyme village can be reached on foot in less than ten minutes, with Bridport, Lyme Regis and the Jurassic coastline around ten minutes' drive away.

The Tour

A quiet country lane leads up to a private driveway, flanked by herbaceous borders and beds of mature shrubs. There is a generous provision of off-street parking.

The primary entrance leads into a beautifully light and well-proportioned central circulation room, with ample space for a dining table or desk space and features a wall of original timber-framed glazing,

THE MODERN HOUSE



*South-West England
Sold*

Lime Kiln Lane

The primary living room leads off from here and is arranged in a free-flowing open-plan layout with a set of glazed bi-folding doors that open onto the terrace. The space is incredibly bright with original timber parquet running underfoot, painted brickwork and a modern log-burning stove, forming a natural focal point. The original slate windowsills also feature throughout.

Currently, the dining area is positioned adjacently to the living area, under a vertical ribbon of glazing, framing the verdant views and inviting excellent natural light.

Internal doors with playful red perspex panels serve as a divide to the kitchen, blending sensitive modern interventions with original details. A 1960s handmade mosaic splashback designed by the artist Aileen Boatman features on one wall, and appliances are neatly housed within bespoke cabinetry. The utility space adjoins the kitchen and has a large pantry, with full-height cupboards providing plenty of additional storage.

The main bedroom is another beautifully light room with French windows opening out to a circular brick terrace and onto the gardens. An en suite shower room is set to one side.

Two bedrooms occupy one side of the living space, with bespoke floor-to-ceiling joinery adding a wonderful sense of craft; a family bathroom serves the two bedrooms on this side of the plan.

Outdoor Space

The secluded decked terrace is surrounded by herbaceous borders and provides the perfect spot for a morning coffee. An arched gate to one side of the terrace leads to a verdant secluded garden surrounded by mature shrubs and specimen trees, providing a dappled shade in warmer months and a summer house.

The Area

Uplyme village has a lively community spirit and is easily reached on foot in around ten minutes. Uplyme Stores houses the village shop, post office and petrol station and there is also a popular local pub and a well-regarded primary school.

Renowned for exceptional open countryside and woodland, Uplyme is a unique point where the two AONBs of East Devon and Dorset meet. There are excellent walking paths directly from the house, through open fields and woodland, up to the Prescott Pinetum and ridge opposite, along with the River Lim down to Lyme Regis and the sea and across Ware Cliffs and the Undercliff. Sea swimming groups gather at Lyme (a five-minute drive away), where calmer waters are sheltered by the arm of the Cobb, and there is also a gig rowing club, a sailing club and a boat building school.

THE MODERN HOUSE



*South-West England
Sold*

Lime Kiln Lane

Bridport is around 20 minutes by car. Lyme Regis is around ten minutes' drive away and has a great selection of independent shops, including Lyme Book Shop, a wonderful fishmonger near the harbour, Papa Luca Vintage and Ryder and Hope. There is also a museum and a theatre for music, theatre, comedy, National Theatre Live screenings and host to the Lyme Regis Film Society.

The area is renowned for local food producers and independently-run cafes and restaurants. Trill Farm Garden is a community of local organic market gardeners who deliver a weekly box of fresh vegetables and In My Back Yard delivers food from various nearby producers.

Tom's Lyme Regis is a lovely restaurant on the seafront specialising in local produce and is great for a morning coffee with a sea view. Lilac's wine bar and restaurant offers excellent food, and for pizza, there is Poco's, which has an upstairs terrace overlooking the beach.

The South West Coast Path is also easily accessible. Stonebarrow in Charmouth, owned by the National Trust, is a ten-minute drive away in Charmouth. The location also provides ease of access to the Jurassic Coast, a hugely diverse and beautiful landscape underpinned by incredible geology of global importance. In 2001 it was inscribed as a UNESCO World Heritage Site for the outstanding value of its rocks, fossils and landforms. It remains England's only natural World Heritage Site. The Jurassic Coast begins at Orcombe Point in Exmouth, Devon, and continues for 95 miles to Old Harry Rocks, near Swanage, Dorset.

The nearest train station is at Axminster, a ten-minute drive from the house, with direct services running from here to London in around two hours and 40 minutes.

Council Tax Band: E

THE MODERN HOUSE



About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.