



Symonds
& Sampson

Crogg House

Crogg Lane, Uplyme, Lyme Regis, Devon

Crogg House

Crogg Lane
Uplyme, Lyme Regis
Devon DT7 3TN

Individual bay fronted detached residence with wrap around walled garden, driveway parking and in walking distance of nearby schools. Approximately 1.1 miles inland from Lyme Regis seafront.



- Detached family home
- Sitting room with wood burner
- Large kitchen/family room
 - Character features
- Gas fired central heating
- Outbuilding and garage
- Gated driveway parking
- Pretty walled garden

Guide Price £425,000

Freehold

Axminster Sales
01297 33122
axminster@symondsandsampson.co.uk



THE PROPERTY

This traditionally constructed family home occupies a most pleasant location in the favoured village of Uplyme and offers buyers plenty of scope for improvement. The well-appointed accommodation offers the perfect blend of features associated with properties from this era as well as modern conveniences such as gas fired central heating. Of note is the kitchen/family room which enjoys a dual aspect with plenty of natural light and makes for a great family orientated space, while the adjoining lean-to style outbuilding provides an abundance of storage space and/or potential to incorporate within the footprint of main house (STPP).

ACCOMMODATION

The property features a spacious entrance hallway with staircase rising to the first floor and a delightful main reception room with bay window and wood burning stove. To the rear is the kitchen/family room fitted with a wide range of base units, breakfast bar and seating area. Off the first floor landing are three good size bedrooms and family bathroom. The loft is fully boarded and can be assessed via a pull down ladder with light and Velux window.

OUTSIDE

The property is approached from the lane side via a pillared driveway with double gates which in turn leads to the

garage and parking. Hard standing continues beyond the garage and leads down to the lean too outbuilding. This stage provides plumbing and space for appliances, along with light and power connected. The remainder of the walled garden is laid to lawn with shrubs and planted borders with mature trees interspersed. There is a small pond, patio seating area and children's playhouse to one side, with gated access to and from Crogg Lane via stone steps from the garden.

SITUATION

Crogg House sits with the village boundaries of Uplyme along a picturesque lane among a selection of individual properties. The village has a thriving community with excellent facilities including a general stores/fuel station and Post Office, public inn, village hall, sports clubs, with the surrounding area renowned for its footpaths and trails. There are also well regarded primary and secondary schools close by. Lyme Regis is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families; the harbour, popular with anglers and those keen on deep sea fishing trips; the

sailing and power boat clubs. The nearby market town of Axminster offers a good range of day to day amenities, including supermarkets as well as a vibrant street market every Thursday and a mainline train service to London Waterloo.

DIRECTIONS

What3Words
///pipe.seaweed.trespass

SERVICES

Mains electric, water and drainage.
Ultrafast broadband and mobile network coverage are available. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band E

MATERIAL INFORMATION

The land around the property is at very low risk from flooding from rivers and seas, and surface water.



Crogg Lane, Uplyme, Lyme Regis

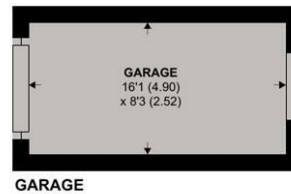
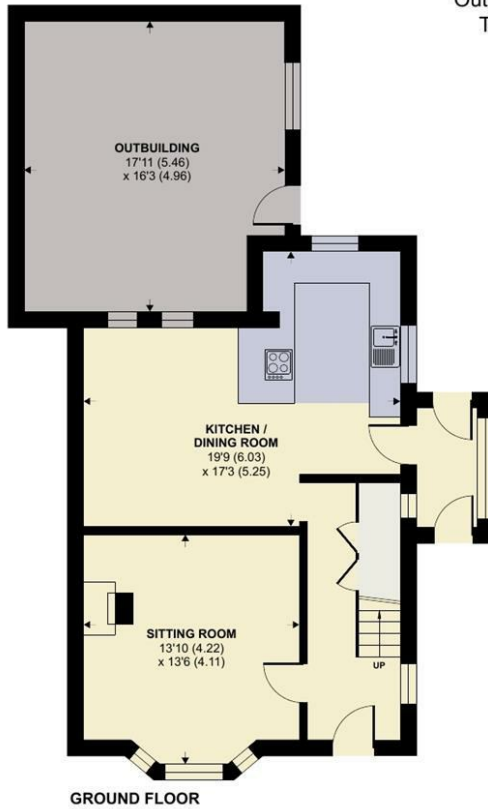
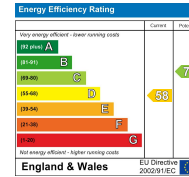
Approximate Area = 1113 sq ft / 103.4 sq m

Garage = 133 sq ft / 12.3 sq m

Outbuilding = 284 sq ft / 26.3 sq m

Total = 1530 sq ft / 142 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Symonds & Sampson. REF: 1416709



Axm/RIS/18.2.26



01297 33122

axminster@symondsandsampson.co.uk
Symonds & Sampson LLP
, Trinity Square,
Axminster, Devon EX13 5AW



Important Notice: Symonds & Sampson LLP and their Clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the properties have all necessary planning, building regulation or other consents and Symonds and Sampson LLP have not tested any services, equipment or facilities. 3. We have not made any investigation into the existence or otherwise of any issues concerning pollution of the land, air or water contamination and the purchaser is responsible for making his/her own enquiries in this regard. 4. The property is sold subject to and with the benefit of all existing wayleaves, easements and rights of way whether public or private, specifically mentioned or not. The vendors shall not be required to define any such rights, privileges or advantages.

SALES | LETTINGS | AUCTIONS | FARMS & LAND | COMMERCIAL | NEW HOMES | PLANNING & DEVELOPMENT