

THE MODERN HOUSE



Uplyme, Devon
Sold

Yawl Hill Lane

This exceptional seven-bedroom modern house and detached annexe are set in beautifully landscaped gardens in a wonderfully quiet pocket of the countryside on the Devon and Dorset border. The overall living space extends to over 3,510 sq ft; which includes the main house and the adjacent annexe (which currently operates as a successful holiday let). The voluminous living spaces are incredibly light, with expansive glazing framing views across the surrounding open countryside from each level. While the house occupies a sought-after rural location, the village of Uplyme is less than five minutes' drive away and Lyme Regis is around 10 minutes by car. The local area is renowned for sea swimming and surfing, with the highlights of the Jurassic Coastline within easy reach.

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Environmental Performance

Energy efficiency is key to the overall experience of the home and integral to both design and build. Built in 2015 with the modern method of SIP construction, the home is powered and heated through an air source heating and hot water system. An additional boost system is supplied through the 4kw photovoltaic array hidden on the roof, and an additional pump boosts the water supply to ensure multiple showers can run without any pressure drop. Both the main house and the annexe benefit from ventilation systems, saving costs on heating and providing fresh warm air. A 5G data aerial with wired data points, satellite and digital tv connections are provided through every room.

The Tour

Set back from a quiet country lane, the house is positioned set on an elevated plot, providing both privacy and superlative views. There are two entrance points from the road, serving the main house and the annexe independently. The private driveway forms a generous provision of off-street parking and there is also a double garage with two sets of roller doors set to one side.

The contemporary timber façade is punctuated with expansive sections of glazing, creating a striking silhouette on the approach. There are several entry points, carefully thought through for rural living; for days at the beach and long walks, the side entrance leads directly into a large cloakroom and utility space.

Primary ground floor living spaces are arranged across an open plan, thoughtfully designed to adapt to both the practicalities of family life and entertaining. Striking full-height glazing throughout retains a visual connection to the surrounding gardens and invites a wonderful quality of natural light to flood in during the day.

High-quality materials and finishes have been selected with meticulous attention to detail, all perfectly in keeping with the architectural integrity of the building. Solid timber flooring or porcelain run underfoot and stone walling, forming part of the façade, runs through the interior walls in pleasing visual continuity.

Simple linear forms direct the layout of the contemporary kitchen and dining area, where appliances are neatly housed within bespoke cabinetry; a central island provides an excellent space for cooking and food preparation. A separate utility space lies to one side. Living areas are orientated to attract the warmth and light of the sun and brilliant views, with sliding walls of glass opening the entire space onto the south-facing terrace and gardens in warmer months. A snug set in the easterly wing provides a more intimate space for films, music or reading.

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A central double-height hallway forms a natural circulation point and creates a sense of flow within the layout, leading up to the four bedrooms and three bathrooms housed on the upper floor. The main bedroom suite is positioned on the easterly side, with a large interconnected bathroom, a walk-in wardrobe and sliding glass doors that open onto the balcony.

The annexe, a separate detached building, lies adjacent to the main house. A beautifully light three-bedroom apartment lies on the upper floor, with similarly excellent views as the main house. The lower level incorporates a large double garage and workshop/store. The space overall offers great flexibility of use, previously bringing a good annual income as a holiday let.

Outdoor Space

A sweeping lawn is surrounded by herbaceous beds and borders full of perennial plants, native shrubs and trees, creating excellent privacy and seclusion. Far-reaching views over open countryside and the sea beyond provide a wonderful rural backdrop, while a spacious decked terrace offers plenty of space to eat and entertain outside, the cantilever providing shelter when needed. There is also timber BBQ lodge, a pond and a kitchen garden with a greenhouse and summerhouse and a separate stable block comprising two stables and a tack room. The annexe also has a designated garden area.

Area Guide

The home is located between Axminster and Uplyme on the West Dorset and Devon border. The village of Uplyme has a lively community spirit and is under five-minutes' drive or 15-minutes' cycle. 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, the area is a unique point where the two AONBs of West 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. A walk along the River Lim takes one down to Lyme Regis and the sea, and there are also paths across Ware Cliffs and the Undercliff. Sea swimming groups gather at Lyme (a 10-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.

Bridport is around 20 minutes by car. Lyme Regis is around 10 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; it is also host to the Lyme Regis Film Society.

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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 10-minute drive away. 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.

There are some excellent schools in the area, including the Woodroffe School which has recently been rated as 'outstanding' by Ofsted. Just six miles away is Colyton Grammar School, one of the country's top mixed state schools.

The nearest train station is at Axminster, a 10-minute drive from the house, with direct services running from here to London Waterloo in around two hours and 40 minutes.

Council Tax band: G

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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”.