



25 Old Home Farm

Rousdon, Lyme Regis, Devon. DT7 3YL

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A beautifully presented 5-bedroom house with a stunning garden and countryside views located on an exclusive 350 acre private estate on the Jurassic Coast

- Entrance hallway and a cloakroom
- Spacious sitting/dining room with a wood burner and access to the garden
- Quality fitted kitchen & utility room
- Ground-floor study
- Principal bedroom with en-suite shower room
- Four further bedrooms & family bathroom
- Landscaped gardens with terraces and pond
- Double garage and a driveway

Guide Price £695,000

SITUATION

25 Old Home Farm is situated on the Rousdon Estate, a private 350-acre coastal estate situated in Lyme Bay on the World Heritage Jurassic Coast. Rousdon Estate dates from the 1870's and belonged to Sir Henry Peek, first baronet, and was designed by architect Sir Ernest George who constructed an impressive Tudor style mansion and a fine array of estate cottages and houses. It stands within a beautiful parkland landscape which includes direct access to the private beach at Charton Bay and the South West Peninsular Coastal Path.

A comprehensive range of facilities can be found nearby in the popular coastal town of Lyme Regis approximately 3 miles to the east, or in Seaton which is approximately 5 miles to the west. These include a range of independent shops and boutiques, cafes, restaurants, theatre etc. There are also numerous sporting opportunities including sailing and bowling clubs, golf courses, fossil hunting on the famous Jurassic Coast and walks along the cliffs or the historical Cobb harbour. Axmouth golf course is also a short distance from the estate along Stepps Lane.





25 Old Home Farm is within easy reach of both Woodroffe School and the renowned Colyton Grammar School which is regarded as one of the top mixed state schools in the country. The market town of Axminster is about 6 miles to the north with a main line rail service to London Waterloo. The Cathedral City of Exeter is approximately 27 miles to the west and provides a main line express rail link to London Paddington and an international airport.

THE PROPERTY

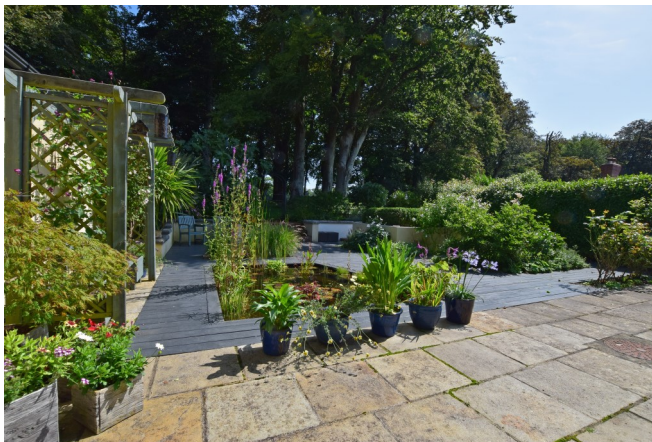
25 Old Home Farm is a wonderful modern linked-detached residence that has been beautifully maintained and enhanced over the 8 years of current ownership. The gas centrally heated and double-glazed accommodation has a traditional entrance hall which leads to the spacious sitting room with a new wood burner. To the rear is a lovely dining room with doors that open out to the gardens and a brand-new quality fitted kitchen with two ovens, induction hob and integral appliances. Also, on the ground-floor is a utility room, cloakroom and a separate study. On the first-floor are the five well-proportioned Bedrooms and the double aspect principal bedroom has an ensuite shower room. The superb family bathroom has a separate bath and shower.

OUTSIDE

Worthy of particular mention are the beautiful gardens to the rear which have been landscaped to provide a superb decked terrace, perfect for sitting out in during fine weather. Feature wildlife pond and colourful beds and borders that provide year round colour and interest. Beyond the iron gate is a good-sized area of lawn with a number of Beech trees and a superb seating area to the rear with gorgeous views across the parkland. Attached to the side of the property is a double garage, half of which has been split into a workshop. A driveway provides parking at the front and to the side.

THE ESTATE

The Rousdon Estate is managed by Allhallows Ltd which is made up of participating estate property owners. There is an annual maintenance charge of about £450 per annum and an annual waste water/drainage charge for the communal reed bed system of about £250.

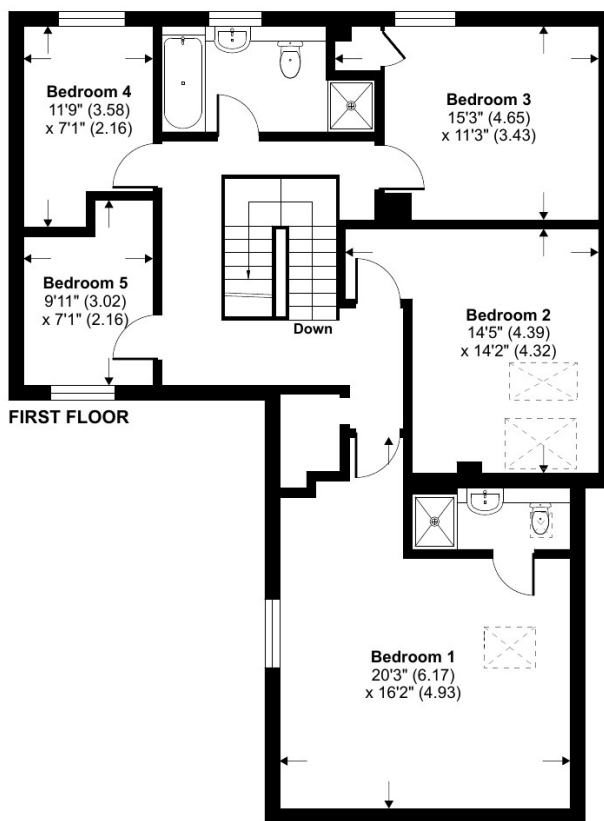
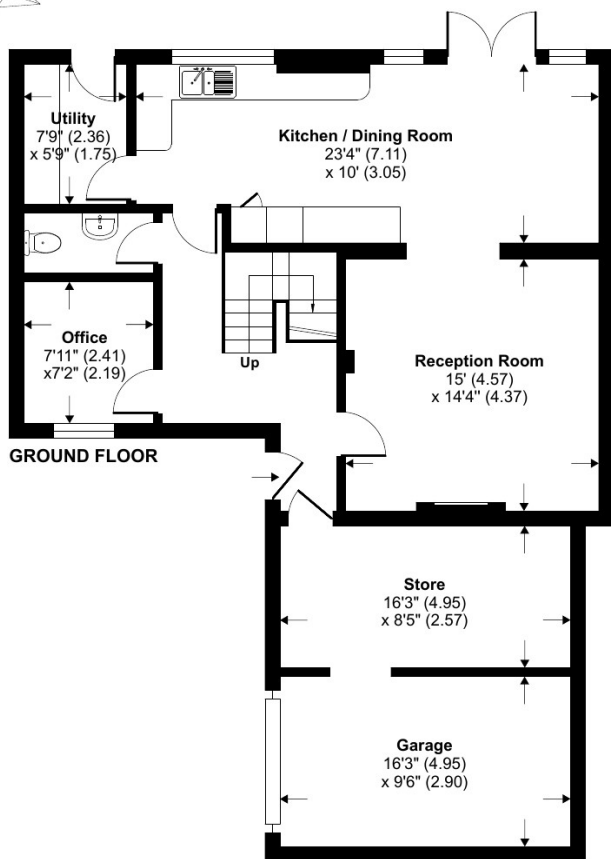




Old Home Farm, Rousdon, Lyme Regis, DT7

Approximate Area = 2063 sq ft / 191.6 sq m (includes garage)

For identification only - Not to scale



DIRECTIONS

Rousdon is midway between the coastal towns of Seaton and Lyme Regis. Turning into the Rousdon Estate, proceed down the driveway to the Manor House turning right and then take the next turning right. Then take the first turning on the right and . Number 25 will be found around to the right in the corner.

SERVICES

Mains electricity, water and LPG-fired central heating. Shared private drainage for the estate. We are informed that up to 900Mb wi-fi is available.

LOCAL AUTHORITY

East Devon District Council - 01404 515616
Tax Band: F

ENERGY PERFORMANCE CERTIFICATE

Rating: C



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2023. Produced for Humberts. REF: 1003757

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