



## 9 Stable Courtyard

Rousdon, Lyme Regis, Devon. DT7 3RA

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A stunning stable courtyard conversion with beautifully presented accommodation arranged on three floors with a garden and countryside views located on an exclusive 350 acre private estate on the Jurassic Coast

- Grade II\* listed charming accommodation
- Exquisite open-plan quality kitchen/dining room
- Beautiful sitting room with a woodburner
- Two first-floor double bedrooms
- Principal bedroom with en-suite bathroom
- Modern family shower room and a large loft room
- Private enclosed garden and parking
- No Onward Chain

Guide Price £425,000

#### SITUATION

9 Stable Courtyard 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.





9 Stable Courtyard 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

9 Stable Courtyard itself, as its name suggests, formed part of the original stable complex and estate managers offices, hence it is listed as Grade II\*. It sits around an attractive cobbled courtyard with a central water fountain and is of handsome proportions with stone and tile hung elevations under and tiled roof.

The property has been the subject of a comprehensive programme of refurbishment and improvement over the last year of ownership and is found in superb order, with great care and attention given to the fittings and overall finish. The rooms are elegant and beautifully proportioned, retaining a wealth character features with high ceilings, beautiful parquet flooring and newly restored leaded light windows.

The accommodation briefly comprises: - A wonderful kitchen/dining room with modern storage, granite worktops and integrated dishwasher and washing machine. The spacious sitting room has a wood burner and views over the communal courtyard. On the first-floor are two double bedrooms with the principal having a lovely en-suite bathroom. The family shower room has a white suite with a step-in corner shower. On the second-floor is a well-proportioned loft room which has granted planning permission to install velux windows.

## OUTSIDE

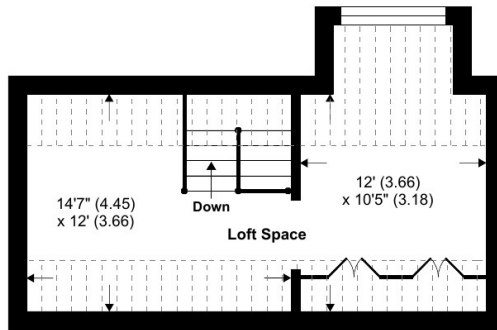
The property has parking in the large communal parking area which give access to the impressive arched carriageway through to the courtyard. It benefits from an enclosed lawned garden to the rear of the property. This has well-stocked beds and borders that provide year-round colour and interest.



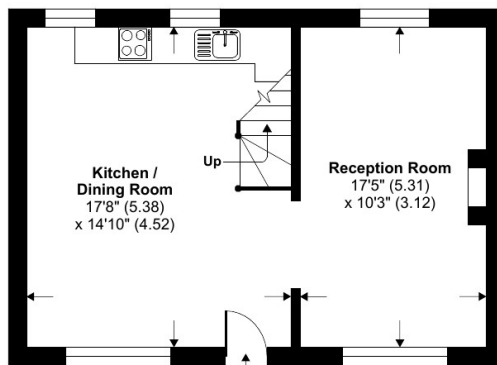
# Stable Courtyard, Rousdon, Lyme Regis, DT7

Approximate Area = 1108 sq ft / 102.9 sq m  
 Limited Use Area(s) = 170 sq ft / 15.8 sq m  
 Total = 1278 sq ft / 118.7 sq m

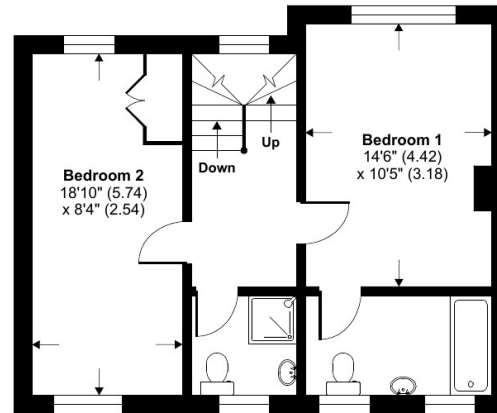
For identification only - Not to scale



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Denotes restricted head height

## 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 £500 per annum and an annual waste water/drainage charge for the communal reed bed system of about £250.

## 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 turning on the left into the parking area. The Courtyard is then accessed via the walkway under the arch. Number 9 will be found in the courtyard on the left.

## SERVICES

Mains electricity, water and LPG-fired central heating. Shared private drainage for the estate.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616  
 Tax Band: D. Tenure: Freehold

## ENERGY PERFORMANCE CERTIFICATE

Rating: Exempt

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n|checon 2024. Produced for Humberts. REF: 1103031



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