



Cliff Cottage







Cliff Cottage

Rousdon, Lyme Regis, Dorset, DT7 3XU

Lyme Regis 4 miles Axminster station 7.7 miles

Rare opportunity - Unique period home with no neighbours
on the Jurassic Coast near Lyme Regis

- Jurassic Coast Location
- No neighbours
- Character home (not listed)
- Freehold
- At the end of a long track
- Access to private beach
- Studio
- Council tax band B



Offers In Excess Of £800,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | honiton@stags.co.uk

The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | enquiries@tlo.co.uk



@StagsProperty

SITUATION

This is a unique opportunity to own a wonderfully secluded home at the end of a long private track on the edge of the exclusive Rousdon Estate, a place of exceptional beauty and heritage.

The seemingly isolated location provides a level of privacy which is hard to find on the south coast of England, but especially whilst actually being relatively close to the nearby towns of Lyme Regis and Seaton, which offer a range of amenities, shops, restaurants and cultural events. The nearest train station is not far inland at Axminster, which has direct links to London and Exeter, with the latter providing an airport.

BRIEF HISTORY OF THE ROUSDON ESTATE

The Rousdon Estate dates back to the 1870s when Sir Henry Peek commissioned a Tudor style estate and mansion, which is now Grade II* Listed, to be built on the land, it was purchased by AllHallows School in the late 1930's.

Cliff Cottage, set in the renowned undercliffs area along the Jurassic Coastline was purchased from the school in the 1990s and was in a near derelict state before improvements by the current owners. The rest of the estate later was sympathetically redesigned for residential use forming the exclusive private estate seen today.

DESCRIPTION

Cliff Cottage is a rare gem that offers you the opportunity to live in a former estate cottage.

The house has been thoughtfully extended and improved over the years preserving many original features such as high ceilings, wooden floors and old gas lamps, whilst providing the scope for further improvement.

The house has two reception rooms to the front and a spacious kitchen / dining room to the rear, part of which having vaulted ceilings. There are three bedrooms, one of which is on the ground floor with the family bathroom, the other two are off a very large landing/office, which has a balcony towards the sea.





STUDIO

Behind the house a timber shed/cabin was constructed in 2007, which has been used as an office, studio, additional accommodation and occasional holidays. The studio provides a small range of kitchen units and a shower room. Below the studio is a large open storage shed.

There is a small shed/workshop housing the generator.

GROUNDS

The house is situated on a large plot of land, surrounded by lush greenery and wildlife. The garden is a haven for relaxation, with a variety of flowers, herbs and fruit trees, as well as various raised vegetable beds and useful garden sheds.

The property also has fantastic access to the South West Coast Path, which leads you to the estate's private beach, a secluded shingle cove where you can enjoy the views of the Jurassic Coast and its fossils and cliffs. The Jurassic Coast is a perfect location for those who love nature and adventure.

SERVICES

Off grid home, with electric generation from PV panels and generator. Private water system (gravity fed from a spring above the property, pipe relayed about 10 years) and drainage, thought to be septic tank which haven't been tested. Standard broadband available Mobile coverage available outside with EE, O2, Three and not Vodafone (Ofcom).

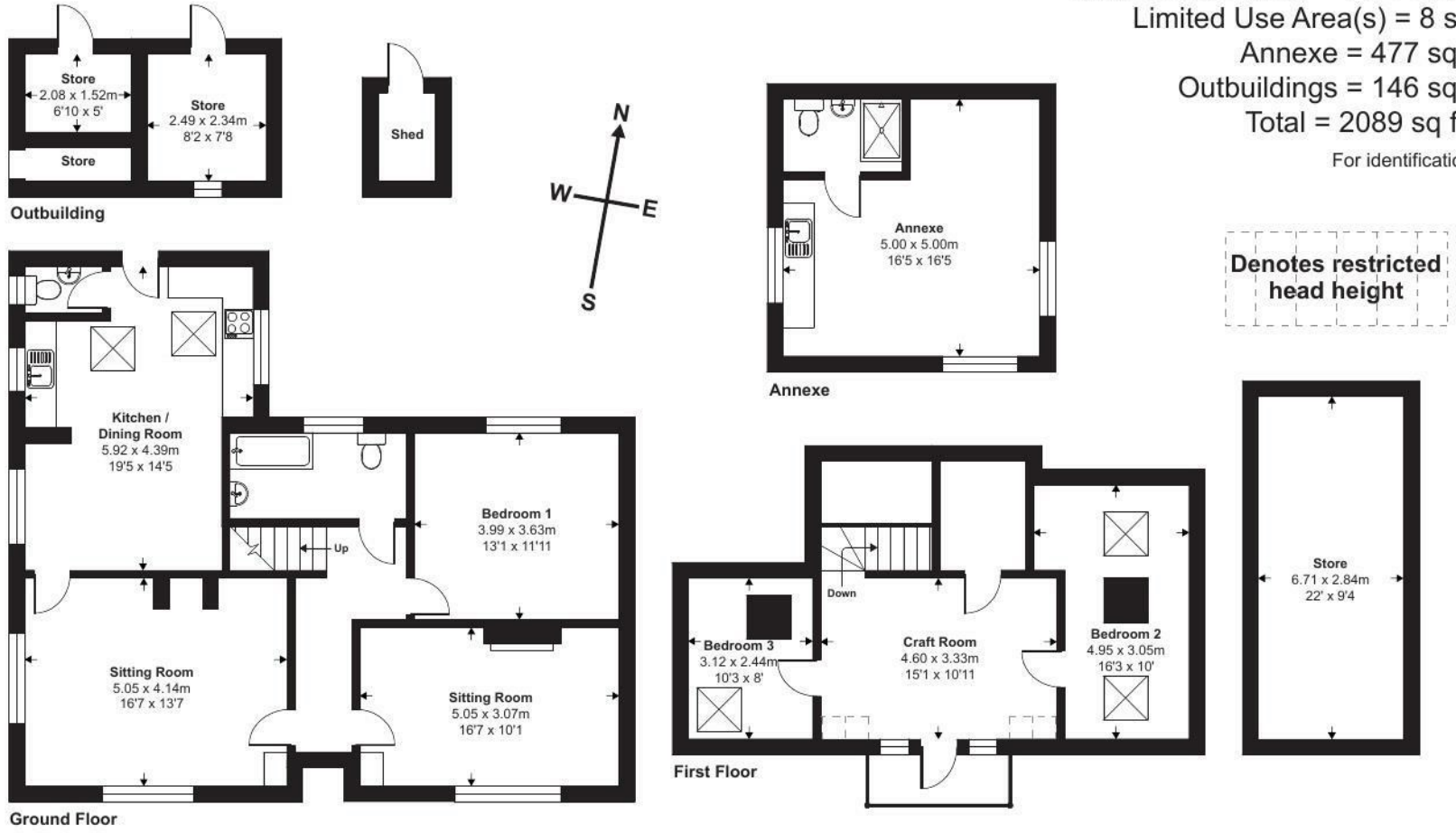
DIRECTIONS

Take the A3052 from Lyme Regis or Seaton direction until reaching the village of Rousdon. The entrance to the Rousdon Estate is marked by a gatehouse and stone pillars.

Follow the drive with the Mansion House directly ahead, turning left and continue for about 300 meter and turn right through the metal electric gates. Continue down the track, please be aware it is rough in places, for about 3/4 mile.



Approximate Area = 1458 sq ft / 135.4 sq m
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Annexe = 477 sq ft / 44.3 sq m
 Outbuildings = 146 sq ft / 13.6 sq m
 Total = 2089 sq ft / 194.1 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Stags. REF: 1050712



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



