



AN ATTACHED BARN CONVERSION WITH PLENTIFUL CHARACTER FEATURES,  
SITUATED IN THE HEART OF ROUSDON, CLOSE TO LYME REGIS



Peek Barn, School Lane, Rousdon, Lyme Regis DT7 3XW  
Guide Price £450,000

- Attached Barn Conversion
- Character Features
- Sitting Room and Conservatory
- Dining Room
- Separate Kitchen
- Utility Room and Cloakroom
- Three Bedrooms
- Family Bathroom
- Pleasant Front and Rear Gardens
- Driveway Parking and Garage



Peek Barn is an attractive barn conversion, once utilised and under the ownership of the local school. It retains plentiful character features typical of its age and construction, and which was remodelled and reconfigured some 25 years ago in creating a lovely home with good sized accommodation and rooms. The property is situated within the heart of the village of Rousdon, within easy commuter distance of Lyme Regis, Axminster and Seaton. There are three double bedrooms, living room with open fireplace, conservatory, kitchen, utility/cloakroom and family bathroom. There is the further benefit of a generous gravelled driveway for a number of vehicles, as well as a garage and workshop, with mature gardens to either side of the property.



**The Accommodation Comprises:**

Part stained glass timber door to:

**Entrance Hall/Porch**

With slate tile floor, exposed beams, windows to front, radiator. Door to:

**Utility Room**

7'11" x 7'5" (2.41m x 2.26m)  
 With tiled floor, double glazed window, base unit with inset belfast sink and wooden worktops, radiator, space for fridge freezer, tumble dryer, plumbing for washing machine. Door to:

**Cloakroom**

With vinyl floor, obscured double glazed window, hand basin, WC, fitted shelving and cabinet.

Further timber door with part stained glass and brick archway with steps down to:

**Dining Room**

15'5" x 14' (4.70m x 4.27m)  
 With oak flooring, dual aspect double glazed windows, radiator, feature ornate fireplace, exposed beams and brickwork, door and stairs to first floor. Timber doors to:

**Lounge**

16'1" x 15'2" (4.90m x 4.62m)  
 Carpeted with dual aspect double glazed windows, radiator, open stone and brick fireplace with timber mantle, fitted cupboard and shelving, exposed beams. Panelled glazed door to:



### Conservatory

12'1" x 9'9" (3.68m x 2.97m)

With tiled flooring and french door to outside.

### Kitchen

11'11" x 8'10" (3.63m x 2.69m)

With tiled floor, dual aspect double glazed windows, brick inglenook and timber mantle with 'Rayburn' inset, matching wall and base units with laminate worktops and exposed beams, inset 1.5 bowl porcelain sink and drainer, integrated gas hob with electric oven and cooker hood over, built in cupboards. Stable door to:

### Porch

With door to outside, quarry tiled floor.



## FIRST FLOOR

### Landing

With radiator, built in linen cupboard, loft access. Doors to:

### Bedroom 1

15'4" x 14'7" (4.67m x 4.45m)

Carpeted with double glazed window to side and velux window, built in wardrobes, exposed timbers and beams, radiator.

### Bedroom 2

14'2" x 10' (4.32m x 3.05m)

With double glazed window to side and velux, radiator, built in wardrobe, exposed beams.

### Bedroom 3

12'4" x 8'10" (3.76m x 2.69m)

With double glazed window, radiator, built in wardrobe, exposed beams.



### Bathroom

With vinyl flooring, skylight, part panelling, panelled bath, vanity unit with inset hand basin, shaver point, shower cubicle within a tiled surround.



## OUTSIDE

Peek Barn can be found within the centre of the village of Rousdon. Travelling from Lyme Regis, it can be found just past the Shrubbery Campsite and before Rousdon Car Centre. The property is approached off School Lane, with a separate access roadway off the lane which also serves the neighbouring property. A gravelled driveway leads to the property as well as the garage (with light and power) and attached workshop, with the gravelled area continuing to one side of the gardens and in approaching the formal main entrance door to the property. To the other side, there is a slightly raised lawned area bordered by mature flower beds and planting, with timber gazebo. A set of steps from the driveway leads to a large patio area, with access to the side porch off the kitchen, with vegetable plots, greenhouse and timber shed found adjacent to the lawned area. The gardens are enclosed by a combination of timber fencing and stone walling.



### Garage/Outbuilding

14'11" x 11'3" (4.55m x 3.43m)

Garage with light and power.

### Workshop

14'9" x 5'11" (4.50m x 1.80m)

To side and attached to garage, with light and power and skylight.

### MATERIAL INFORMATION

Local Authority: East Devon District Council

Council Tax Band: E

Tenure: Freehold

We understand that a water supply pipe to neighbouring properties runs under the entrance hall.

The access driveway is within the freehold to a neighbouring property, 1 The Gables, and Peek Barn has a right of way across the driveway.

The ownership of School Lane is unknown but it is not an adopted road. Maintenance to date has been carried out by residents on an ad hoc basis.

### SERVICES

We understand the following to be correct but applicants should verify this with their own enquiries.

Electricity: Mains

Water: Mains

Drainage: Private Septic Tank

Heating: Oil fired Rayburn

In the Kitchen, the hob is fueled by LPG bottled gas

Broadband and Mobile Signal/Coverage: See [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### VIEWING

Strictly by appointment with the Vendor's Agents, Martin Diplock Estate Agents of 36 Broad Street, Lyme Regis.

### DIRECTIONS

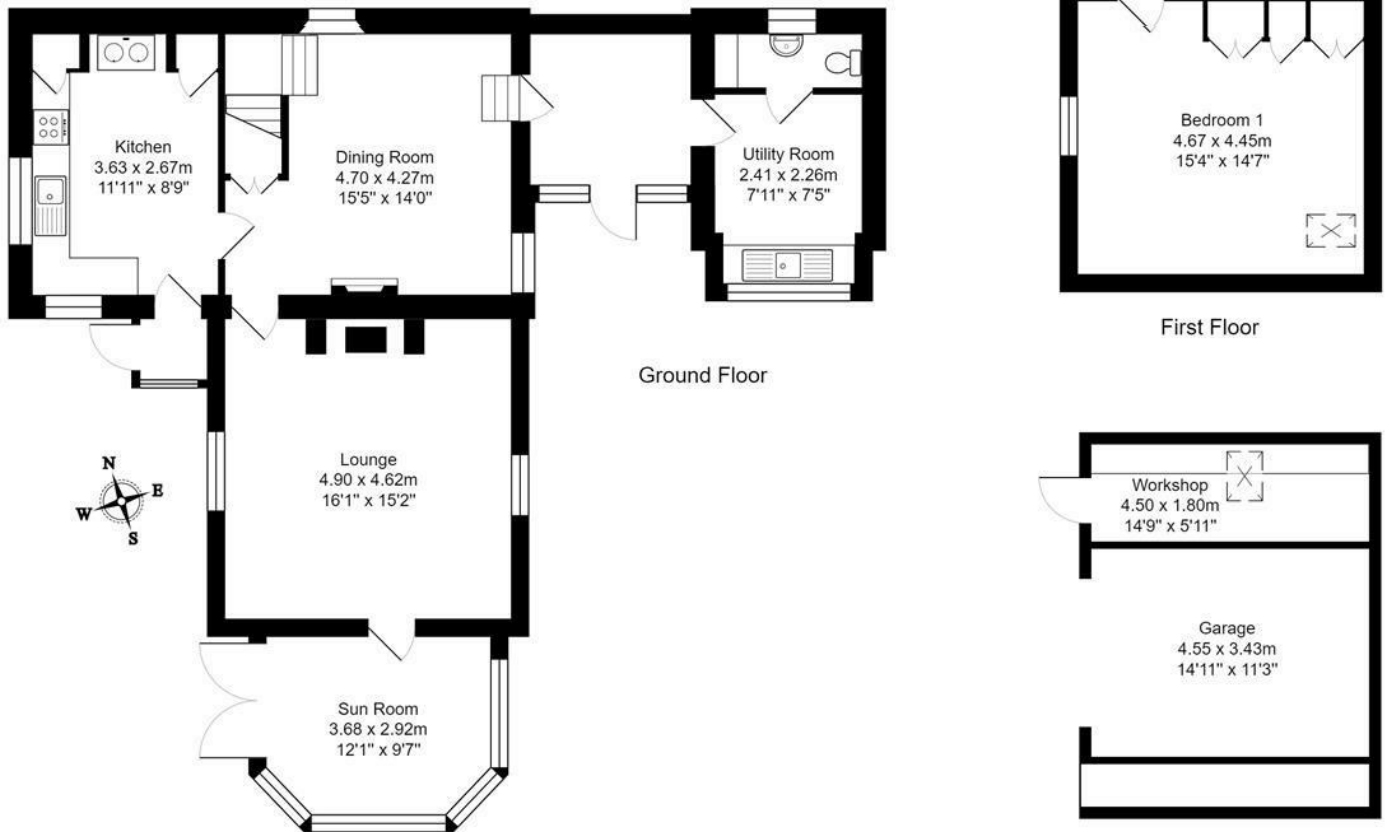
From Lyme Regis, take the A3052 west for about 3 miles to the village of Rousdon. Upon reaching the village, take the right hand turning just after the caravan site and before the Rousdon Car Centre into School Lane. Continue for a short distance and take the first left hand turning on to a small roadway, and next subsequent left leading to the driveway for Peek Barn.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Total Area: 148.4 m<sup>2</sup> ... 1597 ft<sup>2</sup> (excluding garage, workshop)

Not to scale. Measurements are approximate and for guidance only.



**NOTES:**

1. Martin Diplock Chartered Surveyors have not carried out any tests on the fittings, appliances or services mentioned in these particulars, and are therefore not able to give a warranty that they are in proper working order.
2. Martin Diplock Chartered Surveyors for themselves and for the vendors or lessors of this property whose agents they are give notice that:
  - 2.1 the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
  - 2.2 no person in the employment of Martin Diplock Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.
  - 2.3 **Plans where shown are for identification purposes only – not to scale.**
  - 2.4 All measurements are approximate and for guidance only.

Please note: These particulars are believed to be accurate but this cannot be guaranteed and they are not to be used as part of a contract. **S4713**