

4 Home Farm North

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Rousdon, Lyme Regis, DT7 3YA

What 3 Words: ///named.hurry.install

An impressive and characterful home offering approximately 2,850 sq ft of beautifully proportioned accommodation across three floors, combining attractive period style features with generous living spaces.

- Approx. 2,850 sq ft
- Four well proportioned bedrooms
- Spacious sitting room
- Generous dining room
- Kitchen with utility
- Library/reading area
- Period style features
- Attractive established garden
- Freehold
- Council Tax Band C

Guide Price £775,000

SITUATION

Home Farm North is situated within the historic Rousdon Estate, an impressive private coastal estate extending to approximately 350 acres and occupying a particularly attractive position in Lyme Bay on the renowned World Heritage Jurassic Coast.

The Rousdon Estate dates from the 1870s, when it was developed for Sir Henry Peek, 1st Baronet. The principal mansion and associated estate buildings were designed by the distinguished architect Sir Ernest George, creating an attractive collection of Tudor inspired houses and cottages set within extensive parkland. Residents enjoy the exceptional surroundings of the estate, which include access towards the coast and the South West Coast Path, with the secluded Charton Bay forming part of this remarkable coastal setting.

A comprehensive range of everyday facilities can be found in Lyme Regis, approximately 3 miles to the east, and Seaton, approximately 5 miles to the west. Lyme Regis is particularly well known for its independent shops, cafés and restaurants, together with the historic Cobb and its picturesque harbour. The surrounding Jurassic Coast provides an abundance of recreational opportunities, including sailing, golf, fossil hunting and some outstanding coastal walks.

There are well regarded schools within reach, including Woodroffe School in Lyme Regis and Colyton Grammar School. The market town of Axminster, approximately 6 miles to the north, provides a wider range of facilities together with a mainline railway station offering services towards London Waterloo.







DESCRIPTION

An impressive and characterful home offering approximately 2,850 sq ft, arranged over three floors. The property combines generous proportions and attractive period style features with comfortable, practical living spaces, creating a home with considerable warmth and individuality.

The ground floor provides an excellent balance of reception and everyday living space. A particularly spacious sitting room, is filled with natural light from glazed doors opening directly onto the garden. Decorative cornicing, oak wood flooring and a substantial fireplace provide attractive focal points and reinforce the traditional character of the room.

The dining room is another notably generous space. Well suited to both family gatherings and more formal entertaining, it features exposed ceiling beams, oak wood flooring and ample room for a substantial dining table.

The kitchen is fitted with a comprehensive range of painted cabinetry, generous work surfaces and a central peninsula/breakfast area. A distinctive range style cooker adds character, while windows provide good natural light. The adjoining utility room offers useful additional practical space.

A charming library/reading area, lined with fitted bookshelves, creates a quiet and inviting corner of the house. The ground floor is further enhanced by an attractive staircase with timber detailing and decorative metal balusters.

The first floor provides three well proportioned bedrooms, including a particularly generous principal bedroom measuring approximately 21'8" x 14'7". There are also bathroom facilities serving this level. The second floor provides a further substantial bedroom, and useful eaves areas.

OUTSIDE

To the rear, the property enjoys an attractive and established private garden, providing a wonderfully green outlook from the main reception room. French doors create a strong connection between the house and garden, opening directly onto a paved terrace that offers space for outdoor seating, pots and container planting.

Beyond the terrace is a good sized area of lawn, bordered by mature shrubs, flowering plants and established trees. The abundance of planting gives the garden a secluded, informal feel, with plenty of interest and colour.

SERVICES

Mains electricity and water. Private drainage. Oil fired central heating, oil tank was replaced in 2026. Electric hob. No mains gas. Superfast and ultrafast fibre optic broadband installed.



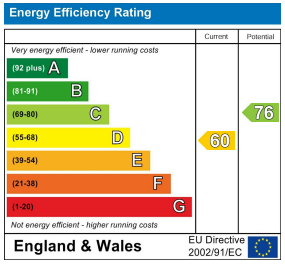




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