



Wagtail Barn, Dowlands



# Wagtail Barn,

Rousdon, Lyme Regis, DT7 3XP

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Beautiful Grade II Listed barn conversion in a peaceful setting, with a four bedroom house and self contained residential annexe. South-facing gardens, spacious living and ample parking, close to Lyme Regis.

- Four bedroom principal residence
- Quiet rural hamlet setting within National Landscape
- Bespoke kitchen with Aga and granite worktops
- Landscaped south-facing gardens
- Freehold
- Separate self-contained annexe
- Large reception room with woodburner
- Principal bedroom with en-suite
- Driveway parking for multiple vehicles
- Council Tax Band F

Guide Price £800,000

## SITUATION

Wagtail Barn sits in a peaceful and private position within the small hamlet of Dowlands, surrounded by unspoilt countryside in the East Devon National Landscape. The property lies along the Devon and Dorset Jurassic Coast, a designated World Heritage Site known for its dramatic coastline and walking routes.

The nearby village of Rousdon provides easy access to local transport links and Peek Hall which offers a range of regular art and craft facilities. There is also a modern Pilates studio in the village, while the well known River Cottage Kitchen is within easy reach. The coastal towns of Lyme Regis (approx 3 miles east) and Seaton (approx 2 miles west) offer a wide range of independent shops, beautiful beaches, restaurants, leisure facilities and attractions.

There are excellent opportunities for outdoor pursuits including country and coastal walks, sailing, golf and fossil hunting. The area is also well served by reputable schools, including Woodroffe School and Colyton Grammar School. Axminster, approx 6 miles away, provides a mainline rail service to London Waterloo, while Exeter (approx 27 miles) offers further transport links including an international airport.



## DESCRIPTION

A beautifully presented Grade II Listed barn conversion, originally converted in the mid 1990s and carefully maintained by the current owners over the past twelve years.

The accommodation is light and well proportioned throughout. A welcoming entrance hall leads into a spacious reception room featuring engineered oak flooring, a recently installed wood burner and French doors opening onto the garden. The kitchen/breakfast room is fitted with bespoke cabinetry, granite worktops and an oil fired Aga and an electric Aga companion cooker.

On the first floor are four double bedrooms, all with built-in wardrobes. The principal bedroom benefits from a modern en-suite shower room, while the remaining bedrooms are served by a family bathroom with a contemporary suite.

A detached annexe, converted around six years ago, provides additional flexible accommodation. It includes an open-plan living area with a fitted kitchen, double bedroom and a shower room, making it ideal for guests, multi generational living or potential income.

## OUTSIDE

The easy to maintain gardens lie to the front of the property and enjoy a southerly aspect. They have been thoughtfully landscaped with a Mediterranean influence, including raised beds and well stocked borders that provide colour throughout the year.

An oak pergola offers a sheltered seating area, ideal for outdoor dining. The property is approached via shingled driveways providing parking for several vehicles. There is an additional studio/hobby room, a workshop and a further external storage room.

## SERVICES

Mains electricity and water. Oil-fired central heating. Newly installed Private drainage.

Superfast broadband is understood to be available (subject to provider). Mobile signal likely outside with Three, EE, Vodafone and O2. (Ofcom)



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		83
(69-80)	C		
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Approximate Area = 2032 sq ft / 188.7 sq m  
 Annexe = 118 sq ft / 10.9 sq m  
 Outbuilding = 787 sq ft / 73.1 sq m  
 Total = 2937 sq ft / 272.7 sq m  
 For identification only - Not to scale

**First Floor**

- Bedroom 2: 4.60 x 3.05m / 15'1" x 10'
- Bedroom 3: 3.53 x 3.10m / 11'7" x 10'2"
- Bedroom 4: 3.10 x 2.69m / 10'2" x 8'10"
- Bedroom 1: 7.52 x 5.13m / 24'8" x 16'10"

**Ground Floor**

- Kitchen / Breakfast Room: 5.23 x 4.19m / 17'2" x 13'9"
- Entrance Hall
- Sitting Room / Dining Room: 10.32 x 5.18m / 33'10" x 17'

**Annexe / Outbuilding**

- Kitchen / Sitting Room: 8.49 x 3.96m / 27'10" x 13'

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Stags. REF: 1441485