



4 Home Farm North



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Rousdon, Lyme Regis, DT7 3YA

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

Guide Price £795,000

SITUATION

4 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, timber flooring and a substantial timber 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, timber 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, replaced in 2026. Electric hob; no mains gas. Super fast and ultra fast fibre-optic broadband installed.



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		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	60	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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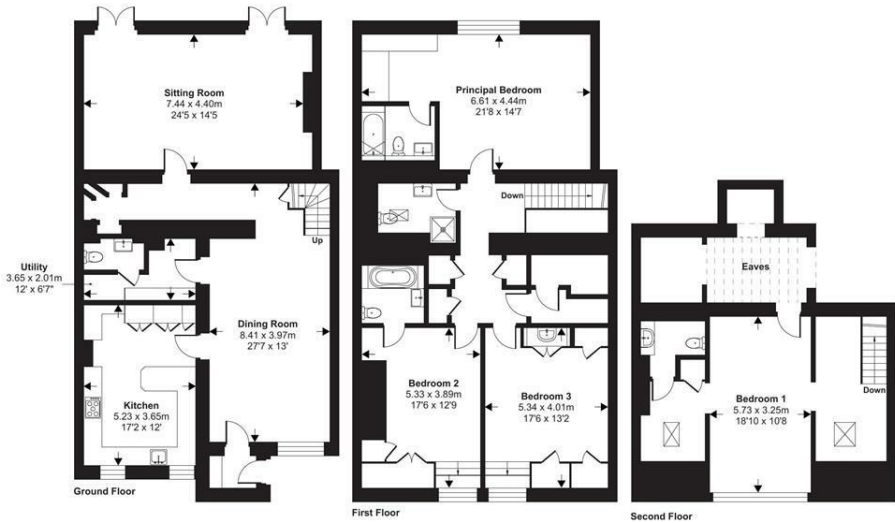
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Denotes restricted
head height

Approximate Area = 2850 sq ft / 264.7 sq m
Limited Use Area(s) = 180 sq ft / 16.7 sq m
Total = 3030 sq ft / 281.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
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