



## Wagtail Barn

Dowlands, Rousdon, Lyme Regis, Devon. DT7 3XP

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A truly wonderful and spacious 4 double bedroom attached modern barn conversion with a separate 2 bedroom detached annexe and outbuildings in a beautiful small Hamlet on the Jurassic coast

- Beautifully presented accommodation
- Wonderful entrance hall and cloakroom
- Exceptional large reception room with a wood burner
- Quality bespoke fitted kitchen/breakfast room with an AGA
- Four first-floor bedrooms, en-suite and a family bathroom
- Separate self-contained two double bedroom detached annexe
- Superb southerly facing landscaped gardens
- Useful stores and driveway parking for several vehicles
- Delightful and quiet Jurassic coast location

Guide Price £895,000

## SITUATION

Wagtail Barn occupies a delightful private and peaceful country setting in the tiny hamlet of Dowlands and surrounded by lovely open countryside. It is within an Area of Outstanding Natural Beauty and part of the Devon and Dorset Jurassic Coast awarded World Heritage Site Status. Rousdon itself offers several amenities including a popular café/restaurant and shop, and Hugh Fearnley-Whittingstall's River Cottage Kitchen is also close at hand being about 3.5 miles away. A comprehensive range of facilities can be found in the popular nearby coastal town of Lyme Regis, approximately 3 miles to the east, or in Seaton which is also about 3 miles to the west. These include a range of independent shops, cafes, restaurants and theatre. There are also numerous sporting opportunities including sailing and bowling clubs, Lyme Regis golf course, fossil hunting on the famous Jurassic Coast and walks along the cliffs or the historic Cobb harbour.







The property is within easy reach of both Woodroffe School and the renowned Colyton Grammar School which is regarded as one of the top coeducational schools in England. The market town of Axminster is about 6 miles to the north with a main line rail service to London Waterloo. The Cathedral City of Exeter is approximately 27 miles to the west and has a main line express rail link to London Paddington and an international airport.

### **THE PROPERTY**

Wagtail Barn is an exceptional modern barn conversion that was converted during the mid 1990s to a wonderful standard. The charming Grade II listed stone built home has been meticulously maintained by the present owners over the twelve years of current ownership. The oil centrally heated and double-glazed accommodation has a large welcoming entrance hall with a cloakroom. The large main reception room has a quality engineered oak flooring with a newly installed wood burner and French doors that open out to the lovely gardens. The well-proportioned bespoke fitted kitchen/breakfast room has a new oil fired Aga, granite worktops and plenty of storage including a utility cupboard. On the first-floor are the four double bedrooms, three of which have built-in wardrobes and the principal bedroom has a new en-suite with a power shower. The family bathroom has a modern white suite with a shower over the bath.

### **ANNEXE**

Converted six years ago is the superb detached separate self-contained annexe which is located at the front of the property. The centrally heated accommodation has a good-sized open plan sitting room with a modern fitted kitchen. There are two double bedrooms and a modern shower room.

### **OUTSIDE**

The beautifully landscaped southerly facing gardens are at the front and have a Mediterranean feel to them with fully stocked raised beds and borders that provide year-round colour and interest. A superb Pergola provides a perfect place to sit outdoors during fine weather. A couple of shingled driveways provide parking for several vehicles.













# Dowlands, Rousdon, Lyme Regis, DT7

Approximate Area = 2032 sq ft / 188.7 sq m

Outbuilding = 787 sq ft / 73.1 sq m

Annexe = 118 sq ft / 10.9 sq m

Total = 2937 sq ft / 272.7 sq m

For identification only - Not to scale



## DIRECTIONS

Rousdon is midway between the coastal towns of Seaton and Lyme Regis. Coming from Seaton just as you enter Rousdon take the first turning on the right. Follow this lane for approximately half a mile and you will come to Dowlands. Follow the lane around to the right and Wagtail Barn will be found on the left hand side.

## SERVICES

Mains water and electricity. Oil centrally heated. Private drainage - Brand new treatment plant.

## LOCAL AUTHORITY

East Devon District Council - 01404 515616

Tax Band: F Tenure: Freehold

## ENERGY PERFORMANCE CERTIFICATE

Rating: Exempt

## FLOOD RISK

Flood risk information can be checked through the following: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

## BROADBAND & MOBILE

The seller has advised us that Super Fast Broadband is available at the property Broadband availability at this location can be checked through: [checker.ofcom.org.uk/](http://checker.ofcom.org.uk/)

Mobile coverage can be checked through: [checker.ofcom.org.uk/en-gb/mobile-coverage](http://checker.ofcom.org.uk/en-gb/mobile-coverage)



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