



AN ATTRACTIVE 2 BEDROOM COTTAGE, PART OF THE POPULAR ROUSDON ESTATE AND SITUATED WITHIN EXTENSIVE GROUNDS SET IN A DELIGHTFUL COUNTRYSIDE LOCATION



2 The Bothy, Rousdon Estate, Lyme Regis DT7 3YD
Guide Price £325,000

- Attractive attached Cottage
- Used as a successful Holiday Let
- Character Features
- Open Plan Living Room and Kitchen Area
- 2 Double Bedrooms
- Bathroom
- Rear Garden
- One Allocated Parking Space
- Private Drainage
- No Onward Chain



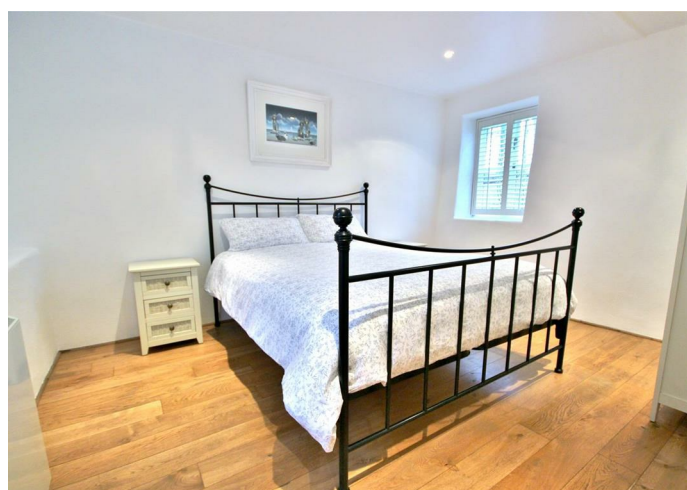
Occupying a tucked away position within a courtyard setting, this attractive and tastefully renovated cottage was originally part of the Rousdon Estate, a Victorian country estate built in the late 1800's and which now forms part of an array of over 100 dwellings, most of which are in keeping with the character of the imposing, Grade II* Listed Mansion House.



2 The Bothy is part of a terrace of converted barns, which were formally the stables and cattle sheds for the estates original owner. In more recent years, they have served as part of the Allhallows School, and was used for a variety of purposes before its closure in 1999. Since then, the property has undergone a transformation into a comfortable 2 bedroomed cottage, with generous accommodation, perfect for a variety of uses including as a main residence, second home or holiday let.



The cottage provides modern amenities, but which retains the character and charm of yesteryear, including sympathetic features such as vaulted ceilings, exposed cross beams and deep window sills. Set within a glorious position on the estate, the rear garden provides great entertaining and relaxing space, perfectly complementing the communal space afforded by the estates sprawling 350 acres. Residents can also enjoy the benefit of the estate's privately owned beach.



The Accommodation Comprises:

Entrance Hall

Solid oak flooring, night storage heater, spotlights, understairs cupboard, oak staircase rising to first floor.

Lounge/Kitchen Area

22'4 x 12' (6.81m x 3.66m)

Lounge:

Solid oak flooring, ceiling spotlights, exposed 'a' frame beams, dual aspect double glazed windows with wooden shutters, telephone and tv points, patio doors onto rear garden.

Kitchen:

Matching shaker style base units with wood effect counter tops, free standing electric oven and hob with cooker hood over, space for fridge freezer, Belfast sink with mixer tap, tiled splashback to cooker area. Washing machine in cupboard.

Bedroom 1

10' x 13' (3.05m x 3.96m)

Solid oak flooring, spotlights, dual aspect double glazed windows with wooden shutters, night storage heater.

Bathroom

Solid oak flooring, spotlights, night storage heater, panel bath with tile surround and electric shower over, pedestal hand basin with tile splashback, extractor fan, shaver point, WC, double glazed window to rear with wooden shutters, heated towel rail.

FIRST FLOOR

Bedroom 2

13'9 x 9'4 (4.19m x 2.84m)

Wood laminate flooring, ceiling light and wall mounted spotlight, tv point, eaves storage, velux window to rear, exposed timbers.

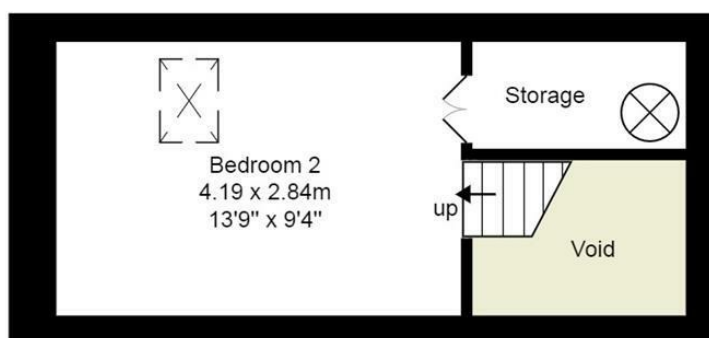
OUTSIDE

There is a good sized raised lawn with fenced boundaries and a small wooded area to the rear, with a further patio area found on the lower level of the garden. There is one allocated parking space for No. 2.

ESTATE MAINTENANCE

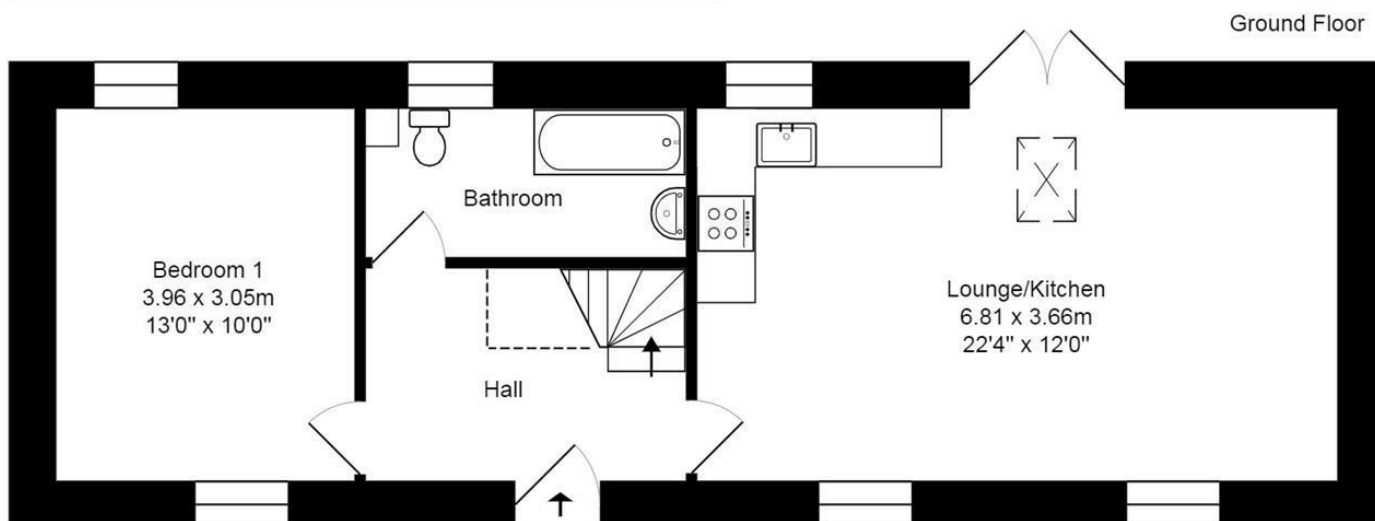
There is an annual charge believed to be around £600 per annum (as at December 2020). This is for maintenance of the grounds and drainage system.





Total Area: 67.4 m² ... 726 ft² (excluding void)
Not to scale. Measurements are approximate and for guidance only.

First Floor



Ground Floor

Local Authority

East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton EX14 1EJ
(01404) 515616

Council Tax Band

B

Directions

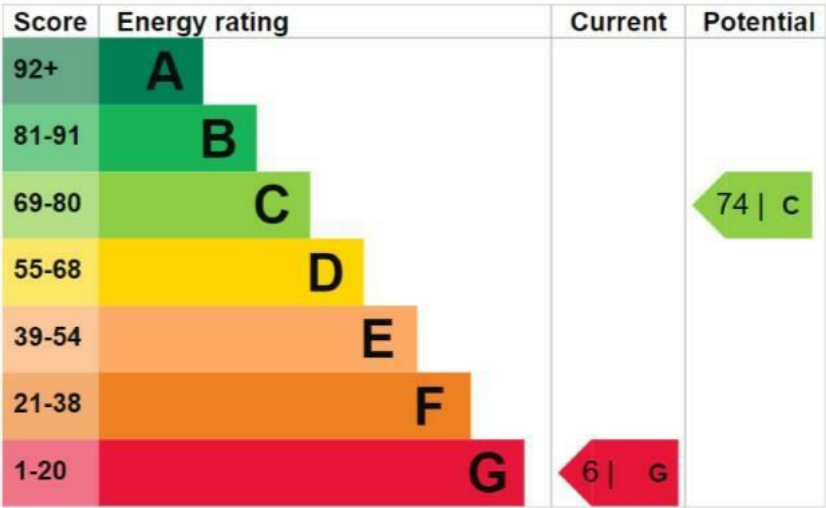
From our office in Lyme Regis, proceed up Broad Street taking the left hand fork at the top of the hill into Pound Street. Take the A3052 out of Lyme Regis towards Rousdon and continue for about 2.5 miles. The entrance to the Rousdon Estate is the first left upon entering the village. Continue through the gateway, following the drive to the end and taking a right turn. Continue along the lane and take the first right turning. 2 The Bothy will be found shortly after on the right hand side.

Services

We understand that the property is connected to mains water and electricity with private estate drainage and electric heating, but applicants should verify this with their own enquiries.

Viewing

Strictly by appointment with the vendor’s agents, Martin Diplock Estate Agents & Valuers, 36 Broad Street, Lyme Regis on (01297) 445500.



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. S4460