

Dowlands Farm Cottage

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Rousdon, Lyme Regis, DT7 3XP

What3Words: ///brothers.following.coached Lyme Regis: 4 miles;
Axminster Station: 7.2 miles

Historic 5 bedroom home within a part walled garden on the Jurassic Coast

- Jurassic Coastline
- 5 Bedrooms
- 2 Staircases
- Parking
- Freehold
- Stone former farm cottage
- 4 Reception rooms
- Walled garden and woodland
- Grade II listed
- Council Tax Band F

Guide Price £550,000

The property occupies a peaceful and private position within the small hamlet of Dowlands, within the Parish of Axmouth, surrounded by unspoilt countryside in the East Devon National Landscape on the Jurassic Coast. Located nearby is the renowned River Cottage Kitchen which 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.

This substantial stone semi detached former estate cottage sits within the curtilage of a listed building and features a natural slate roof with timber windows. The well proportioned and adaptable accommodation includes two large reception rooms, one with an impressive fireplace and flagstone flooring, along with a kitchen and utility on the ground floor. There are five bedrooms in total, including three generous double rooms, arranged over two staircases, together with two family bathrooms.

To the front is a gravelled driveway providing parking. To the rear, the large part walled garden enjoys a generous patio leading onto a near level lawn. Two substantial timber sheds are positioned at the end of the garden. Across the lane is a partly cleared area of woodland, backing onto open fields. Covenants apply.

SERVICES Mains water and electricity. Oil fired central heating. New treatment plant being installed. Ultrafast broadband available up to 1,800 Mbps. Mobile signal outdoors with EE, Three, Vodafone and O2 (Ofcom).








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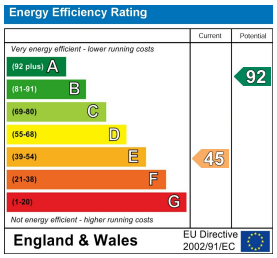

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IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried 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.





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