

# FORTNAM SMITH & BANWELL



**VICTORIAN ESTATE LODGE**

**THREE DOUBLE BEDROOM (1 ENSUITE)**

**PRIVATE PARKING**

**BEAUTIFUL GARDENS**

**HOLIDAY LETTING POTENTIAL**

**PRIVATE ESTATE GROUNDS & BEACH**



**3 West Lodge , Rousdon, Devon, DT7 3XP**

**£575,000**

# An attractive Grade II listed lodge house with beautiful gardens situated on the desirable Rousdon Estate close to the coast at Lyme Regis.



This attractive Grade II lodge house is situated in a quiet corner of the impressive Rousdon Estate near Lyme Regis. The estate standing in an area of Outstanding Natural Beauty on the Jurassic coast was created in the 1870's by Sir Henry Peek, a wealthy businessman and MP for Wimbledon as a classic Victorian model estate with its Grand Mansion house, workers cottages and farm buildings.

As a resident of the estate you have access to a private beach at Charlton Bay and pathways which run through the grounds. The lodge retaining many original features, has been sympathetically and tastefully renovated by the current owners to create a comfortable home.

The accommodation comprises: Entrance hall with cloaks cupboard. Beautifully fitted kitchen/diner with an Aga and walk in pantry. An inner hall and cloakroom. Double aspect living room with a fireplace and doors to a conservatory which overlooks the lovely grounds gardens. Upstairs on the first floor there is a spacious family shower room and three double bedrooms with the principle bedroom having a walk in wardrobe and en suite bathroom. Externally the lodge has a stunning landscaped garden and benefits from private parking.



## **The accommodation with approximate measurements comprises:**

Front door with leaded stained glass opens to:

### **Entrance Hallway**

Built in cloaks cupboard with storage above. Tiled floor. Radiator. Window with leaded stained glass.

### **Kitchen/Dining Room 16' 2" x 13' 0" max (4.92m x 3.96m max )**

Beautifully fitted with a bespoke range of Neptune 'Cotswold' coloured units with dark 'antique leather' granite worktops. Enamel double butler sink with a chrome mixer tap. Cream twin oven Aga (Calor gas). Inset Neff induction hob and electric oven. Concealed washing machine. Wall cupboard housing Calor gas fired boiler supplying central heating and hot water. Tiled floor. Radiators. Window with fitted shutters.

### **Utility/Pantry 8' 8" x 5' 5" (2.64m x 1.65m)**

Built in cupboards with storage above, shelving and wine rack. Appliance space for fridge/freezer. Understairs cupboard. Window with fitted shutters.

### **Inner Hall**

Tiled floor. Stairs to the first floor.

### **Cloakroom**

Fitted WC and recessed wash basin. Tiled floor. Window.

### **Living Room 21' 5" x 10' 10" (6.52m x 3.30m)**

Double aspect with leaded stone mullion windows looking out to the garden. Decorative Victorian fire place housing a multi fuel stove. Recess with fitted cupboard.

Doors opening to:

### **Conservatory 11' 4" x 10' 8" (3.45m x 3.25m)**

Looking out to the garden. Doors opening to the patio. Karndean wood effect flooring. Radiator. Wall lights.

### **First Floor Landing**

Window and cupboard on half landing. Access with pull down ladder to loft space. Radiator.

### **Master bedroom 12' 0" x 10' 3" (3.65m x 3.12m)**

*plus recess 6'5 x 4' 4*

Double aspect with feature corner window with wonderful views over the garden. Original fireplace. Built in wardrobe. Radiator. Walk in

wardrobe with hanging rails opening to the En suite Bathroom. Fitted white suite with bath, wc and wash basin. Part tiled and wood panelled walls. Radiator. Window.

### **Bedroom 2 12' 2" x 10' 4" (3.71m x 3.15m)**

Original fireplace. Radiator. Built in cupboard. Window.

### **Bedroom 3 10' 5" x 10' 0" (3.17m x 3.05m)**

Large window with views along West Drive and across nearby fields and woodland. Radiator. Built in cupboard.

### **Family shower Room**

Stylish white suite with large walk in rain head shower with glazed screen. Wc and wash basin. Modern white gloss wall cupboard. Radiator. Velux window.

### **Outside**

Gravelled off private parking adjacent to the Lodge with additional parking in the nearby residents parking area. Created by the present owner the beautiful formal gardens providing a high degree of privacy are worthy of particular note. A pedestrian side gate leads to a pretty paved courtyard enclosed by stone walls with Ham Stone copings and quoins. The private rear garden is enclosed by timber fencing and a Devon bank. Adjacent to the conservatory is an Indian Sandstone patio and a meandering pathway bordered by Yew topiary hedge leading through the garden and rose covered arbor. Lawns are bordered by colourful beds. Within the garden there is a timber shed and log store.

### **Services**

Mains water and electricity. Shared septic tank drainage. Private (underground) Calor gas tank.

### **Tenure**

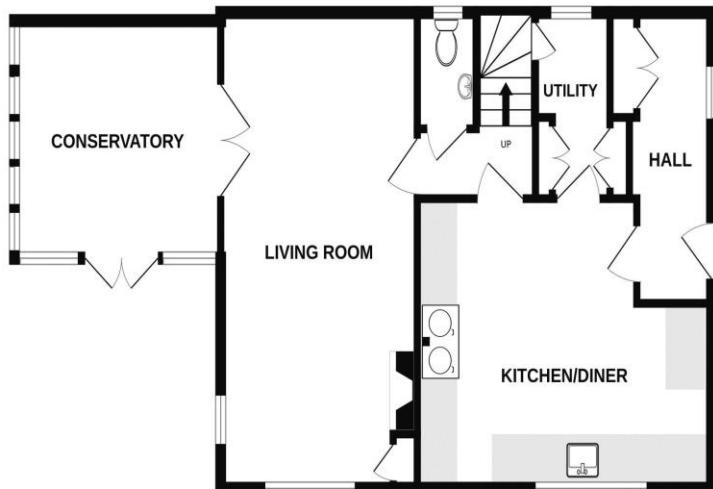
**Freehold.**

**Estate management charge £600 pa.**

**Council tax band D.**

**E.P.C exempt.**

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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