

Symonds
& Sampson



4 Peek Mead
Rousdon, Lyme Regis, Devon

4 Peek Mead

Rousdon
Lyme Regis
Devon DT7 3XW

An outstanding three bedroom country home, beautifully renovated with large gardens, plenty of parking and superb rural views. No onward chain.



- Renovated country residence
 - Fine rural location
- Central heating system installed in 2024
- Replacement windows and doors
 - Large driveway & gardens
 - Two luxury bathrooms
- Impressive kitchen/dining room
 - Re-rendered elevations

Guide Price **£395,000**

Freehold

Axminster Sales
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THE PROPERTY

Set in a fine rural position, along a track, this attractive semi-detached home has been thoughtfully upgraded by its current owner and enjoys lovely outlook over the surrounding countryside. Boasting generously sized front and rear gardens, it is ideal for young families or keen gardeners, while also offering excellent potential for future extension, subject to planning permission. 4 Peek Mead is a traditionally constructed property with colour washed elevations under a tiled roof. Built by East Devon Local Authority during the mid 1950's this good size family home has been tastefully renovated to an exacting standard by the current owner. No stone has been left unturned on both the house as well as the grounds. Along with the extensive modernisation of the original accommodation, the former outhouse and workshop were incorporated into the kitchen during 2024 to provide a dining space with utility area and downstairs shower room. It is worth noting that the property is subject to a Local Housing 157 Restriction.

ACCOMMODATION

The entrance hall features durable and stylish flooring, ideal for little feet and muddy paws, which continues seamlessly into the dual-aspect living room, filled with natural light throughout the day, and a woodburning stove. Double doors lead out the garden. The kitchen/dining room is well equipped with a variety of wall and base units, integral appliances, and ample space for a dining table. Meanwhile the utility area provides space for a washing machine and additional storage. The downstairs shower room has been finished to an excellent standard of specification with contemporary fittings and extensive tiling. Upstairs, most rooms

benefit from pleasant views over the village and surrounding countryside. Two of the three bedrooms feature built in wardrobes and the family bathroom has been recently remodelled.

OUTSIDE

The property is approached from the lane side via a long private gravelled driveway offering ample parking for numerous vehicles. To the front of the property is a store area which holds logs and general garden equipment along with the recycling and bins. Side access leads round to the landscaped rear garden which includes a sheltered patio area and a recently tiered lawn garden with sleeper retaining walls. The gardens are interspersed with a wide variety of mature shrubs and seasonal flowers which compliment the delightful views over the adjoining countryside. Outside light and power point. In all about 0.2 acres.

SITUATION

Peek Mead is back from passing traffic along a country lane in an Area of Outstanding Natural Beauty on the Devon/Dorset border. The surrounding countryside offers a range of rural activities with footpaths and bridleways in abundance. The village offers a selection of individual properties, village hall and good road access along the A3052 coastal road. The famous Jurassic coastline of Lyme Regis (3 miles) is a most popular and picturesque coastal town noted for its attractive period buildings, the famous centuries-old Cobb and harbour. In the town is an excellent selection of facilities including many independent shops, supermarkets and a number of restaurants and hotels, together with a theatre and various museums. A short walk from the high street is the charming award-winning sandy beach, ideal for families, the harbour,

popular with anglers and those keen on deep sea fishing trips, the sailing and power boat clubs. Axminster is a country town on the eastern fringes of Devon, close to the border with Dorset. It offers a selection of shops including two supermarkets, plus schools, churches and a main line railway station on the Exeter to Waterloo line. Every Thursday a traditional produce market is held in Trinity Square.

DIRECTIONS

What3Words
///liked.reflected.move

SERVICES

Mains electric and water. Private drainage. Superfast broadband and mobile coverage are available in the area. Refer to Ofcom's website for more details.

LOCAL AUTHORITY

East Devon Council
Tel : 01404 515616
Council Tax Band: B

MATERIAL INFORMATION

The area around the property is at a very low risk from flooding from rivers and seas, and surface water. All interested parties should be aware that the property is subject to a section 157 of the Housing Act 1985. Buyers will need to confirm that they have either lived or worked in Devon for a minimum of three years. Please direct your enquires to East Devon Council on this matter. The private drainage is administered via East Devon District Council which is located at 1 Peek Mead. The cost of this per annum is currently £85.



Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D	55	73
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Worst energy efficiency - higher running costs	G		

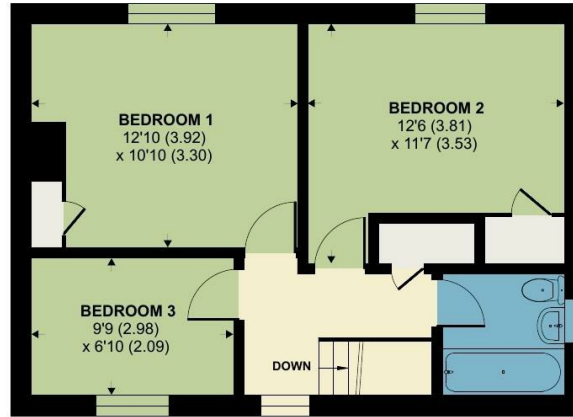
England & Wales
EU Directive 2002/91/EC



Peek Mead, Rousdon, Lyme Regis

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2026. Produced for Symonds & Sampson. REF: 1481309



Axm/RS/6.7.26



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