



Appleby



Appleby Lyme Road

, Axminster, Devon, EX13 5SW

Axminster town centre 1 miles Lyme Regis 4 miles

Part of a beautiful Grade II listed
country house with superb gardens

- Convenient yet rural location
- Kitchen/family room
- 3 bedrooms
- Gardens just under 1/4 acre
- Garage & workshop
- Elegant period home
- 2 spacious reception rooms
- Study/bedroom 4
- Parking

Guide Price £525,000

SITUATION

Conveniently situated on the south eastern fringes of the market town of Axminster, whilst nestled in the heart of the East Devon countryside, benefitting from a range of shops, supermarkets and facilities, including the River Cottage Kitchen and Deli, along with train station on the Exeter to London Waterloo line.

As well as the East Devon countryside on your doorstep, Axminster is only a few miles from the Jurassic Coast at Lyme Regis and Charmouth.



DESCRIPTION

Appleby is part of an elegant gothic style, Grade II Listed manor house thought to date back to the 1800's and separated into three dwellings just after the second world war. The property was lovingly refurbished by the current owners over the last 20 years maintaining the character and unique features typical of a property of this age and history, including high ceilings, wooden floors and large stone mullion leaded windows and some with folding panelled internal shutters.

The accommodation is across three floors, providing flexibilities for family living. The main entrance to the front is through an entrance hall with a flagstone floor and door through to the boot room and adjoining utility, including a stainless-steel sink unit and space for a washing machine. From the boot room, a door opens through to the spacious kitchen/family room comprising a range of cupboards, Belfast sink and a large central island with slate worksurface and inset electric hob. From the kitchen, there is a study/ fourth bedroom and a shower room with white suite comprising shower, WC, hand basin and towel rail.

The first floor consists of two large receptions rooms with beautiful stone mullion windows flooding the rooms with light, whilst creating a fantastic space for every day family life. On the second floor is a large hallway leading to the three good sized bedrooms and family bathroom, comprising a white suite with roll top bath and shower over, WC and wash hand basin with cupboards below.

OUTSIDE

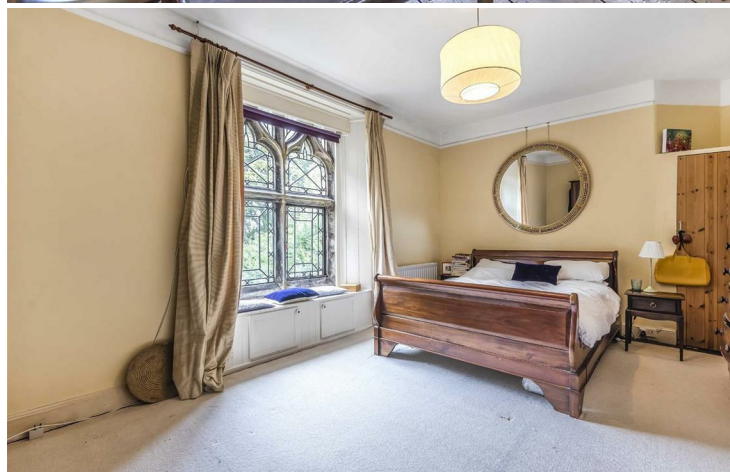
The property is approached over a private road with a private driveway opening to the parking area with a detached timber garage with workshop space and stairs up to a useful store. The garden is a predominantly laid to lawn with mature hedge boundaries and a path leading to the house. In total the property extends to just under 0.25 acres.

SERVICES

Mains water and electricity. Oil fired central heating.

DIRECTIONS

From Honiton, join the A35 towards Axminster. After 11 miles, take the second Axminster turning onto the B3261. Appleby and Old Park Hall will be on the left.



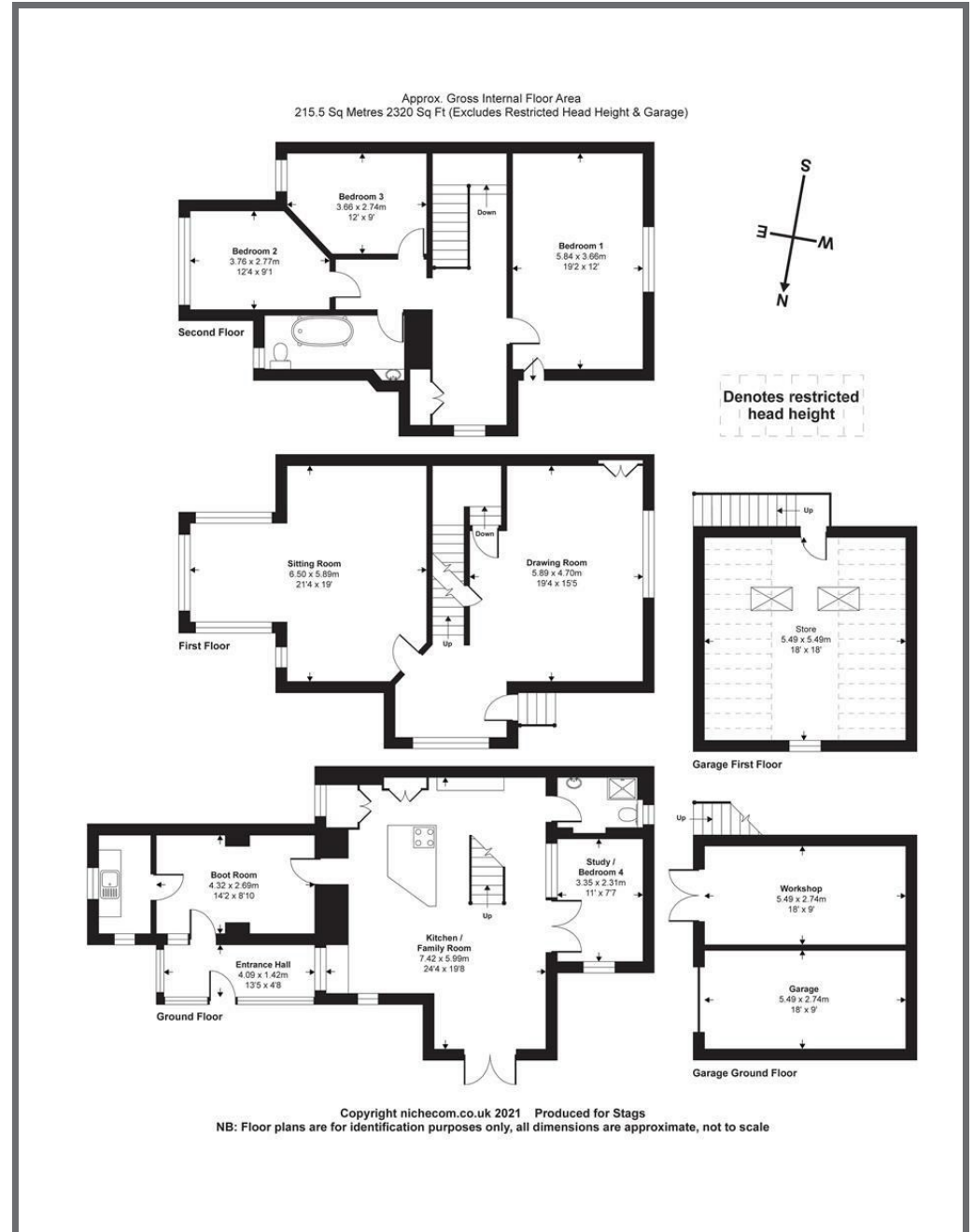


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