



Clovelly



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Musbury, Axminster, EX13 8AE

What3Words: ///overcomes.maps.tyified

A three bedroom bungalow enjoying far-reaching countryside views, generous gardens and adjoining 1.5 acre paddock

- Countryside Views
- Ample Driveway Parking
- Large Garden
- Three Double Bedrooms
- Freehold
- Edge of The Village
- Double Garage
- Paddock
- Aga
- Council Tax Band E

Guide Price £725,000

SITUATION: The historic village of Membury hosts a range of facilities including a primary school, pre-school, church, garage with shop, a local pub and village hall. The village is conveniently situated between the bustling market town of Axminster with its main line rail station and the coast at Axmouth and Seaton. Colyton Grammar school is just 3 miles distant. The Jurassic Coast is readily accessible at nearby Axmouth, Beer and Branscombe as well as the larger towns of Seaton, Lyme Regis and Sidmouth.

DESCRIPTION: A well-presented bungalow offering light and well-proportioned accommodation throughout. The kitchen is fitted with a range of base and wall units and benefits from an Aga. There is a separate dining room and a generous sitting room with bay window and sliding doors opening onto the patio and rear garden. The principal bedroom is spacious with en suite shower room and attractive views over the garden and surrounding countryside. Two further good-sized double bedrooms are served by a family bathroom.

OUTSIDE: The property is approached via a private gated driveway leading to a generous parking area and detached double garage. The gardens extend around three sides of the house, predominantly laid to lawn and enclosed by established shrubs and mature planting. Adjoining the property is a 1.5 Acre paddock, which benefits from its own road access.

SERVICES: Mains water electric and gas central heating. Septic tank drainage. PV panels. Superfast broadband available. Good outdoor signal with all major networks (Ofcom, 2026).





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.



Clovelly, Axminster Road, Musbury, EX13 8AE

Ground Floor
Area: 107.8 m² ... 1160 ft²

Total Area: 107.8 m² ... 1160 ft² (excluding garage, utility room, store)

This floor plan is for illustrative purposes only and is not to scale. All measurements are approximate and should not be relied upon. While every effort has been made to ensure accuracy, no responsibility is taken for any errors, omissions, or misstatements.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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