



L E A H I L L

Lea Hill

Membury, Axminster, Devon EX13 7AQ

- Axminster and Rail Station 4 miles
- Lyme Regis 10 miles
- Honiton 11 miles
- A303 8 miles

A charming home and lifestyle business with further potential, situated in this beautiful East Devon location with superb views

- Southeasterly facing Grade 2 Listed 5 bedroom farmhouse
- Self-contained 2 bed area within the house
- 4 Holiday cottages
- In all 6.72 acres
- Elevated position with superb views
- Pasture paddocks, plantation and copse





Nuthatch and Woodpecker



Kingfisher

Stags Holiday Complexes
21/22 Southernhay West
Exeter, Devon EX1 1PR
Tel: 01392 680058
Email: holidaycomplexes@stags.co.uk

The London Office
40 St James's Place
London SW1A 1NS
Tel: 020 7839 0888
Email: enquiries@tlo.co.uk



@StagsProperty



stags.co.uk

Introduction

This charming character Grade 2 listed home with income, lies in a beautiful situation with southerly views across the surrounding countryside. The current owners have delighted in their ownership since 2002 and have managed and maintained the holiday cottages in that time, providing a superb home with income amongst the land and gardens.

There is excellent potential for multi-generational living with flexible accommodation within the main house and Wagtail cottage has been used residentially in the past. A new owner could also carry the business forward with good existing bookings and the opportunity to expand via glamping, events or as a potential retreat, subject to the necessary consents.

The location is a superb combination of good accessibility with a quiet tucked away location, creating the best of both worlds.

Situation

The property is found just outside the village of Membury, which has an active community and amenities including primary school, church, village hall with pop-up cafe and Post Office. The town of Axminster lies approximately 4 miles away and has a full range of facilities and shops, supermarkets etc. The Jurassic Coast (recognized as world heritage site) lies just 10 miles to the south at Lyme Regis, a very popular and picturesque town and a great spot for fossiling. Honiton can be found to the west, approximately 11 miles, and Ilminster to the north, 13 miles.

The A303 can be accessed 8 miles away, and the A30 at Honiton and A35 coast road at Axminster, giving options for travel in all directions. The closest railway station is at Axminster on the East Devon line connecting to London Waterloo.





The Farmhouse

A well-preserved Grade 2 Listed thatched, former farmhouse, with abundant character and charm. It is believed that a house has occupied the site since the mid 14c and the 'cross passage' hallway is understood to be the oldest part of the existing house. This spacious home was also previously a hotel and still provides a good degree of flexibility for multigenerational living and holiday accommodation.

The accommodation comprises a central entrance hall, large beamed drawing/dining room with 2 inglenook fireplaces, adjoining sitting room, breakfast room, kitchen, utility room, study and shower room with WC. On the first floor are five bedrooms and five en-suite bathrooms (two forming the self-contained area with separate staircase) and ground floor lounge and kitchen/diner.

The Holiday Cottages

The four holiday cottages are made up of a detached, thatched, three bedroom cottage, a pair of semi-detached cottages offering two and one bed accommodation and another semi-detached cottage, which has been used residentially in the past and currently has a shorthold tenancy running.

Kingfisher – Sleeps 4 plus child

Nuthatch – Sleeps 4 plus 2

Woodpecker – Sleeps 2

Wagtail – Sleeps 4

All of the cottages have outside garden space directly adjoined to the respective cottages. Further information is available on the business website www.leahill.co.uk



The Business

Established over many years and now mostly driven by direct sales and the use of an agent providing the remainder of bookings. The business website has been recently updated and provides a useful platform for future marketing. The current owners are looking to retire and are happy to share basic accounts to bona fide potential purchasers following a viewing.

Gardens, Outbuildings And Land

The whole extends to approximately 6.72 acres in all and is made up of gardens, parking, plantation, copse and grazing paddocks. The property is entered via the lane with copse and paddock to either side rising up to the house and cottages with the lane forking left for the cottage guests' parking and right to the house car park. With the ample parking space, particularly for the larger house car park, this provides potential for events with hard standing for marquees etc., as well as extra space for storing vehicles etc. Beyond this is a small paddock adjoining a sloping plantation leading onto the mature copse running down to the drive.

Gardens lie to the front of the house with an initially raised terrace directly in front providing a wonderful elevated sitting and entertaining space and a perfect spot to take in the views across the valley. Beyond the access lane, further lawned gardens provide open recreational space and a most charming thatched garden shelter providing an unusual character sunshade. To the left of the house is a car park for the cottages, beyond which is a useful, recently constructed, double garage and separate storage building. A large paddock opens out beyond this, providing good grazing as well as taking advantage of the views from this point over the valley. A solar panel array has been constructed and attracts the higher rate feed-in tariff providing a useful income. A third smaller paddock lies to the left of the driveway on entering.

The gardens and grounds offer many areas of peace and seclusion with views of unspoilt countryside, and much potential exists to capitalize on the opportunities it presents.



Rights Of Way

The property is sold subject to and with the benefit of any public or private rights of way or boundaries, in particular the drive is an adopted local authority road as far as the farmhouse, after which it becomes an unmetalled road, then a track. It is also shared with three neighbours. A cottage in separate ownership is attached to Wagtail Cottage at the rear of the house.

Services

Mains electricity, private water supply, private drainage.

Outgoings

Main house Council Tax Band B
Wagtail Cottage – Band D
Business Rateable Value - £9,900

Local Authority

East Devon District Council
www.eastdevon.gov.uk

Directions

From the M5 at Junction 25 (Taunton) take the A358 signposted to Ilminster and Yeovil. Follow it to the roundabout at the A303 taking the 4th exit to stay on the A358 signposted to Chard/Donyatt/Broadway. Continue for nearly 5 miles on the A358 into Chard and at the traffic lights (Esso Garage on opposite side of road) turn right onto the A30, signposted to Town Centre/Exeter/Honiton. Continue for 1.2 miles to the brow of the hill and as the road bends right, keep left at the junction taking the road signposted to Wambrook 1½ miles, Stockland 6. Continue on this road towards Membury for about 6 miles. Go straight on at Star Cross (ignore Membury signed right). In 100 yards or so after passing a signpost to Greendown turn right down an un-signposted road that descends steeply. At the 'T' junction turn right (a tight turn), after about 300 yards you will reach a wide fence and sign for Lea Hill Cottages on your left.

Viewings

Strictly by appointment through Stags Holiday Complex Department on 01392 680058

Disclaimer

These particulars are a guide only and should not be relied upon for any purpose.

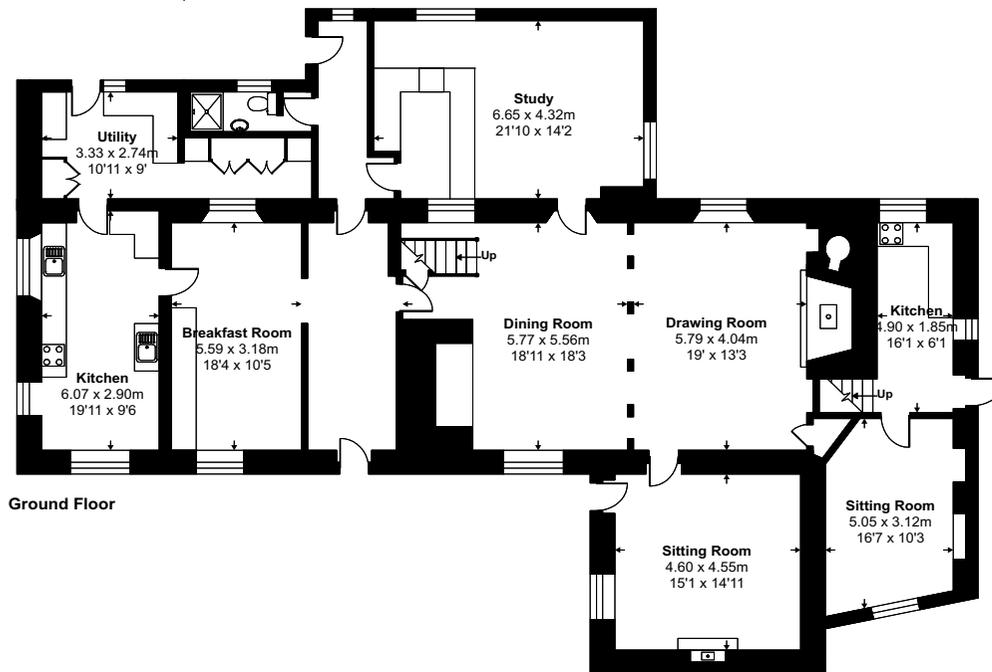




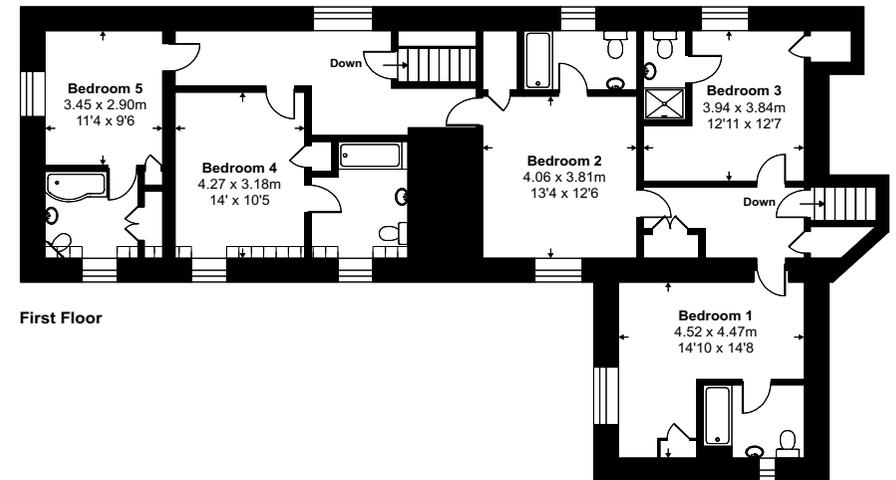
Approximate Area = 3968 sq ft / 368.6 sq m
Limited Use Area(s) = 20 sq ft / 1.8 sq m
Total = 3988 sq ft / 370.4 sq m

For identification only - Not to scale

Denotes restricted head height



Ground Floor



First Floor



L E A H I L L

