



Middlemoor



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Membury, Axminster, Devon, EX13 7JS

Axminster station 4.5 miles Lyme Regis 9.1 miles

Beautifully renovated 3 bedroom cottage in idyllic woodland setting with no near neighbours

- Quiet rural location
- PV Panels with FIT
- Landscaped gardens
- Double garage with loft
- Freehold
- Recently renovated
- Stone cottage
- Woodland
- In all about 8.21 acres (3.32 ha)
- Council tax band E

Offers In Excess Of £750,000

SITUATION

Reached via a 300-meter drive through farmland, this secluded property offers privacy just minutes from the community-minded village of Membury. Set in the Blackdown Hills National Landscape, it's surrounded by nearby paths and trails, yet only 10 minutes from the nearest supermarket and other conveniences.

DESCRIPTION

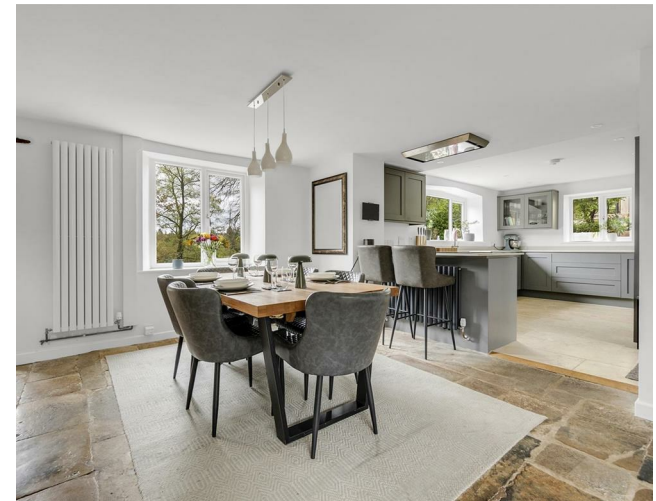
The current owners have extensively renovated the cottage, adding quality features like a modern high specification kitchen with Silestone worktops, new triple-glazed windows, modern wood burner and high insulation; while preserving the charm of the original flint exterior and flagstone flooring.

OUTSIDE

There is a large garage and workshop with a spiral stair to a loft, ideal for a study. The property is set in 8.2 acres, including a landscaped garden and diverse mix of mature and planted woodland. There is a public right to walk the woodland area only, although we understand there is no physical access to achieve this. Features include clearings with seating, a polytunnel, fruit cage, chicken run, fire pit area, sheds, and a spring-fed pond that flows into a woodland stream running the length of the eastern boundary.

SERVICES

Mains electric, private water supply, (from spring) drainage via treatment plant. Starlink internet connection (up to 200 Mbps) and standard broadband (up to 27 Mbps) and mobile coverage outside via EE, Three and Vodafone, O2 maybe limited, likely 5G via EE (OFCOM). Solar PV with FIT.





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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		64
(55-68) D		
(39-54) E		
(21-38) F		Not energy efficient - higher running costs
(1-20) G		
England & Wales		EU Directive 2002/91/EC

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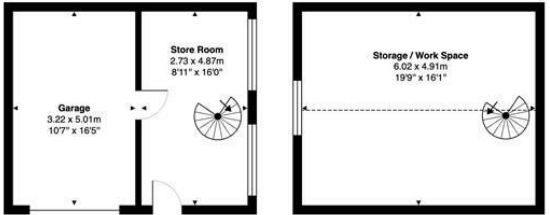
Middlemoor, Lane To Middlemoor, Membury, EX13 7JS



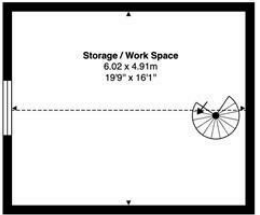
Ground Floor



First Floor



Ground Floor



First Floor

Total Area: 203.8 m² ... 2194 ft²

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.



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