



Woodhayes

Woodhayes, Lower Lane, Dalwood, Axminster, Devon, EX13 7EE



Dalwood 0.8 miles Axminster Station 3.1 miles Lyme Regis 8 miles

Historic and substantial former farmhouse in 1.5 acres of sweeping grounds.

- Grade II Listed
- Circa 16th Century
- Scope for improvement
- Substantial accommodation
- Studio/office
- Garage/workshop
- Accessible rural location
- In all 1.5 acres (0.608 acres)

Offers In Excess Of
£800,000



SITUATION

Set in a rural location between the villages of Dalwood and Wilmington in the Blackdown Hills Area of Outstanding Natural Beauty backing onto open fields. Dalwood offers a range of amenities including the popular Tuckers Arms public house, ancient church of St Peter's, village hall and community run shop/ Post Office and The Follys children's nursery.

Dalwood lies between the market towns of Honiton and Axminster. Both towns offer a wide range of amenities such as schools, banks, supermarkets and sporting facilities, as well as many independent shops and galleries. They both also have main line rail links to London (Waterloo).

The Jurassic Coastline at Lyme Bay is a short drive away, with the town of Lyme Regis being about 8 miles distant.

The renowned Colyton Grammar School, one of England's top mixed state schools, is situated about 5.5 miles south of the property.

DESCRIPTION

Set in a gently elevated position in this beautiful valley this historic former farmhouse is understood to date back to the 16th century with a wing added in the 18th century, the property is Grade II listed.

The generous accommodation has a wealth of character and charm with large fireplaces and exposed beams, there is further scope for improvement. On the ground floor are two large reception rooms either side of a hall, the drawing room with a double aspect to the gardens, whilst the sitting room has an inglenook fireplace with old bread oven and stone floor. The kitchen/dining room has a door to the side and a utility to the other.

Up the stairs are four good size bedrooms with high ceilings (one with en suite), a family bathroom and separate WC.

Attached to the house is a store room and adjoining studio/office room, which creates the space for further accommodation subject to consents.

GROUND & GARDENS

A short area of shared drive sweeps up into the private courtyard providing plenty of parking. There is a large garage/workshop as well as a stone store.

Beside the kitchen and studio is a sheltered lawn with established borders.

The main gardens sweep south and west from the house with softly landscaped lawns flanked by shrubs spring bulbs and planted deciduous trees.

In all the property extends to 1.5 acres (0.608 ha).

SERVICES

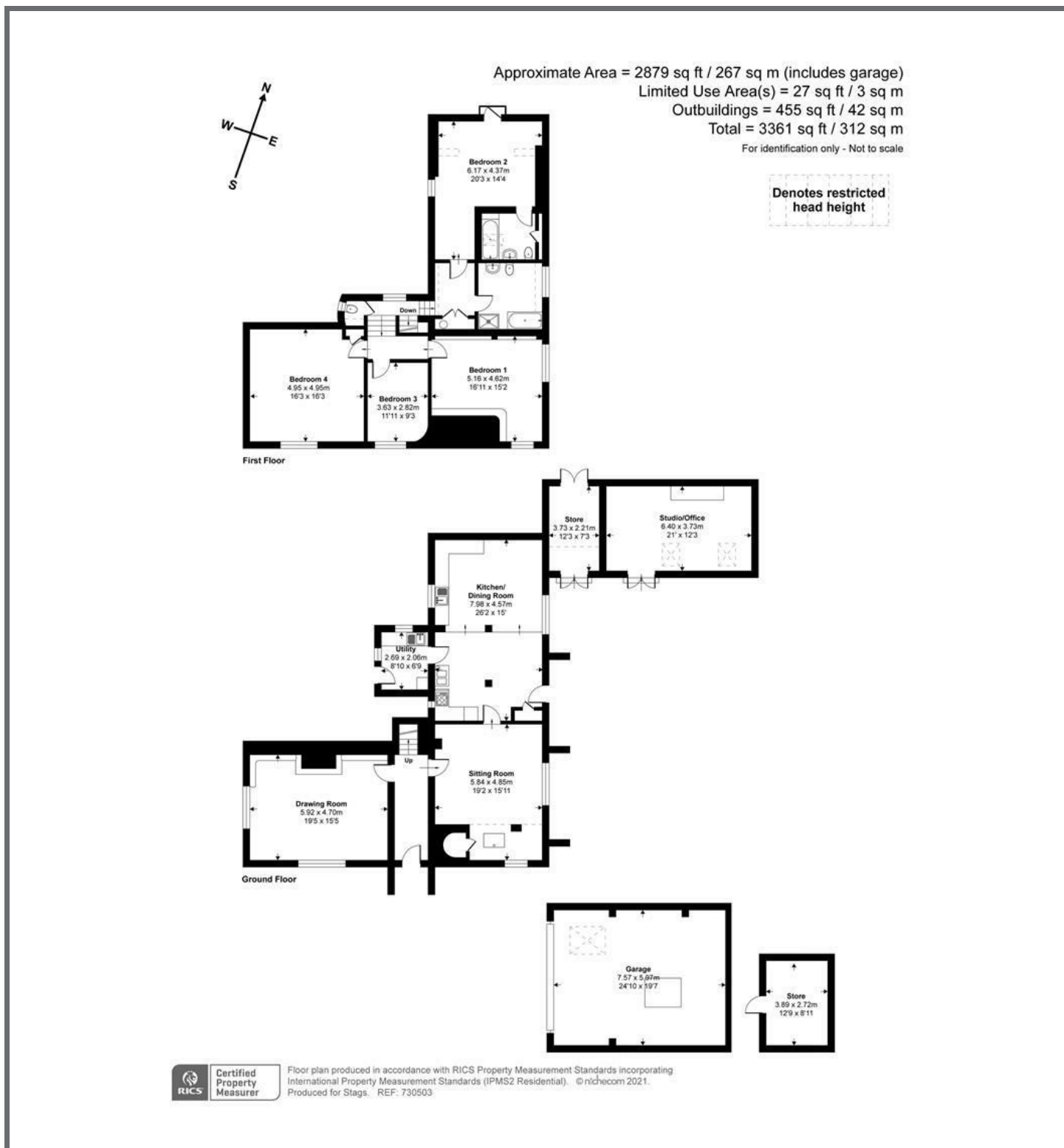
Mains water and electric. Private drainage. Oil-fired central heating.

DIRECTIONS

From Axminster head west on the A35 towards Honiton. After passing Kilmington continue for about 1/3 of a mile, taking the right fork into Studhayes Road. In about 0.8 miles turn right into Lower Lane over the ford turning right on the next bend up the gravel drive over the cattle grid. The property is the first on your left.



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

Bank House, 66 High Street, Honiton, Devon,
EX14 1PS

01404 45885

honiton@stags.co.uk

stags.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(49-54) E		
(41-48) F		
(35-40) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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