



Poppe's Lawn



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Holditch, TA20 4NL

Axminster 5 Miles; Lyme Regis 9.5 Miles

Victorian former school house with annexe and 1.22 acres

- Character property
- 2 Reception rooms
- Numerous outbuildings
- Freehold
- 3 Double bedrooms
- 2 Bedroom annexe
- In all 1.22 acres (0.49 ha)
- Council Tax Band E

Guide Price £700,000

SITUATION

Poppe's Lawn, is set in over an acre of land overlooking the Axe Valley in the West Dorset Area Of Outstanding Natural Beauty, close to the borders of Devon and Somerset.

Holditch is a hamlet in the Parish of Thorncombe. The popular community of Thorncombe offers local amenities including a post office/shop and primary school.

Axminster is to the south, with a good range of local shops and a weekly market, as well as a mainline railway station to London Waterloo and Exeter. There is access to the Jurassic Coast at Lyme Regis, which has a well-known secondary school and is within easy reach of the renowned Colyton Grammar School.



DESCRIPTION

Built in 1874 by The Forde Abbey Estate as a school for the children of Estate workers. The school closed in 1947 and was converted to a home and smallholding. Since then various improvements have been made, such as converting an outbuilding into the annexe and changing the cow shed to an artist's studio. The property is attached by the southern gable.

The accommodation in the main house includes a glazed entrance hall, two large reception rooms to the front, each with fireplaces and one with wood burning stove. To the rear is kitchen/dining room with solid fuel Rayburn, a range of units as well as a tiled floor with electric under floor heating. There is a garden room, utility and store/workshop.

On the first floor are three double bedrooms and a family bathroom.

ANNEXE

The annexe has been used in recent years as a holiday letting cottage, this self contained space has a kitchenette, two bedrooms (one with ensuite), small reception room with wood burner and a conservatory.

OUTSIDE

Extending in total to 1.22 acres (0.49 ha) the grounds are divided into a number of areas, including;

Native hardwood coppice,

Fruit orchard with several local varieties of apple, plus pears, plums, greengages, damsons, cherries, sweet chestnuts, walnuts, mulberries, grapevines and soft fruit.

A level play area.

A herb garden with small pond.

A vegetable plot.

A large bog garden (once a pond).

A large south facing greenhouse containing a peach tree, lemon tree, fig tree and almond

As well as a large garage with light and power.

The garden is a haven for local wildlife with many regularly visiting the gardens and grounds from dormice to deer.

STUDIO

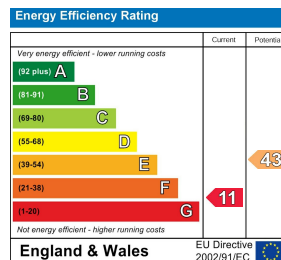
At the bottom of the garden and with separate access the 'studio' is a partly converted block former cow shed with electric and power connected. There are stables, a pottery and workshop.

SERVICES

Mains electricity and water. Private drainage. LPG fired central heating.

Broadband via BT, 'full fibre speed about 106 MBps'.





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