



Lyme House



STAGS

Lyme House

Lyme Road, Axminster, Devon, EX13 5AZ

Axminster Station 0.5 miles Lyme Regis Beach 5.6 miles

Elegant Georgian town centre home with south facing walled garden, in all 0.36 acres.

- Beautiful Georgian home
- Three large reception rooms
- Double garage & workshop
- In all 0.36 acres (0.14 ha)
- High quality finish
- Sunny conservatory
- PV panels & rapid car charger
- Freehold, Council tax band G

Guide Price £1,000,000

SITUATION

This beautiful period home enjoys an excellent location close to the heart of the thriving market town of Axminster. Axminster benefits from a wide range of amenities with schooling, recreational facilities and shopping from a Tesco superstore to independent shops including cafes, restaurants and shops, a weekly street market, leisure complex, swimming pool, medical centre and two dental practices all within walking distance. River Cottage HQ is a short distance south of the town.

Axminster is within 6 miles of Colyton and the renowned Colyton Grammar School, as well as The Woodroffe School at Uplyme. The three county towns of Exeter, Taunton and Dorchester are within easy distance. The famous Jurassic Coast is a short drive away, with its many beaches and attractions at Lyme Regis, Seaton, Beer and Branscombe and there are three AONBs on each side of the town.

There is a main line station on the London Waterloo line and good road connections to the M5 and M3 via the A35 and A303.



DESCRIPTION

Understood to have been built in 1813, this glorious double fronted Georgian home is grade II listed for its historical or architectural significance, has a sumptuous elegance with beautiful proportions and a quality finish. There have been significant upgrades made over the past few years blending the historical character with modern convenience including to the heating, insulation, PV panels, rapid car charger, electrical supply and fibre broadband direct to the property.

The main highlights of the accommodation are the three generous reception rooms with the large family sitting room centred on a log effect gas fire and cosy snug with an open fire, there is a stylish Neptune kitchen with its contemporary grey worktops, Belfast sink and Neff ovens, the huge cellar with both internal and external access. To the south is a fantastic conservatory and a utility/WC.

On the first floor are five handsome double bedrooms and two bath/shower rooms.

PARKING & GARAGE

Electric gates open to an extensive paved parking for several vehicles.

The recently re-roofed double garage carries a 4.5kW solar PV panel array. Inside there is power and light, a 22kW fast electric car charger, electric up-and-over door with ample space for two cars and workshop area.

WALLED GARDEN

Positioned south of the house is a tall stone-walled garden, harmoniously landscaped with established well stocked beds, sweeping lawns, mature trees and two sun-soaked patios. There is a summerhouse, large stone garden building and greenhouse, each with power connected, plus another greenhouse, raised beds, log stores and a fruit cage.

SERVICES

Mains water, drainage, gas and three-phase electric. Solar PV panels. Gas fired central heating. Air-source heat pump for heating & cooling the conservatory.





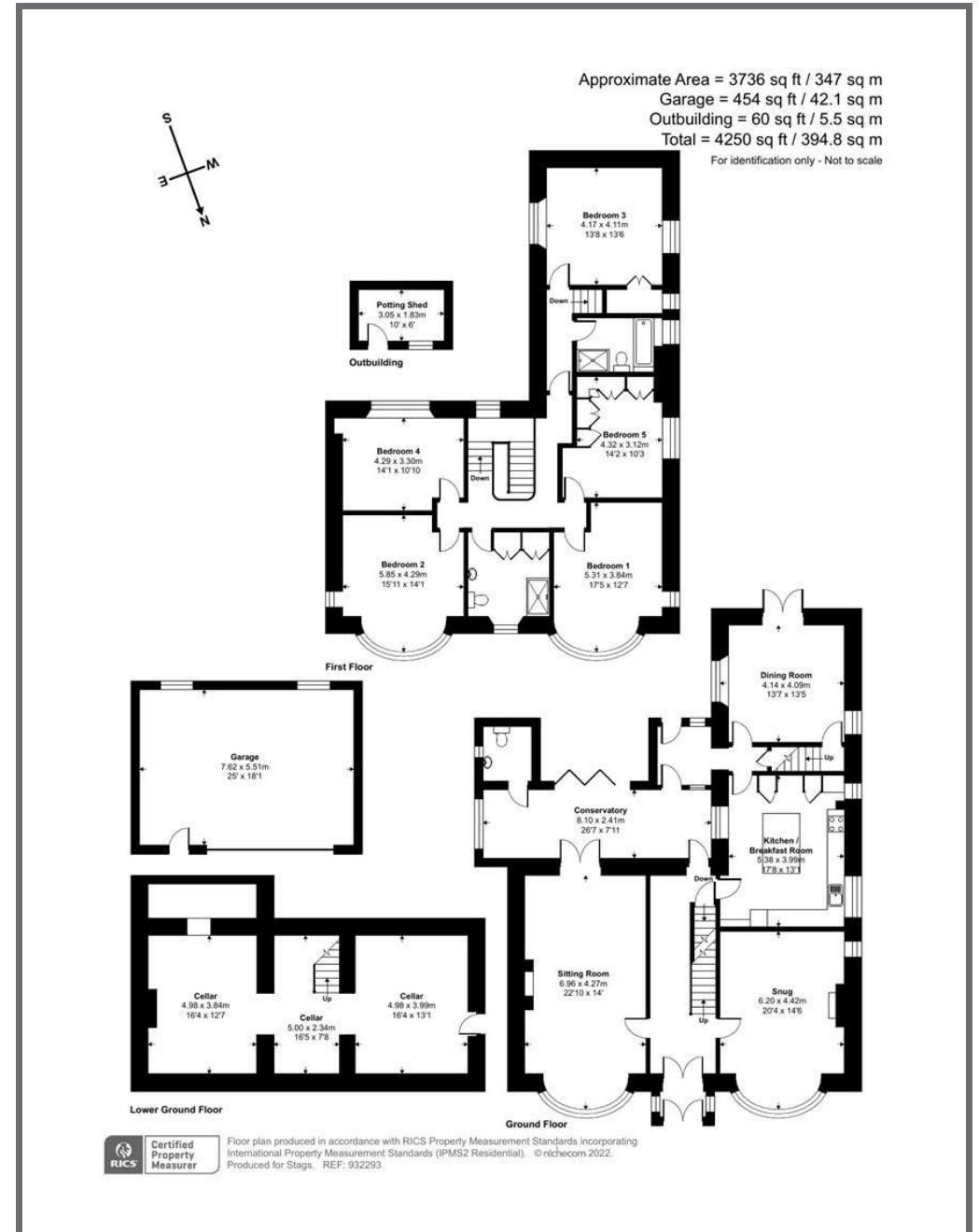
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			64
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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