



The Post House, Church Hill



# The Post House,

Musbury, Axminster, Devon EX13 8BA

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A fascinating Grade II listed former village post office offering generous and highly adaptable accommodation, including a self-contained suite and large stone barn

- Former village post office
- Grade II Listed
- Four bedrooms
- Large reception space
- Walled courtyard garden
- 48 ft stone barn
- Central village location
- Freehold
- Council Tax Band E

Guide Price £425,000

## SITUATION

The Post House occupies a central position within the popular village of Musbury, which offers a range of local amenities including a village inn, shop with post office, primary school, church and village hall. The property is located 3 miles from Seaton and Axminster. The nearby town of Colyton provides further everyday facilities, including the popular Colyton Grammar School, whilst Axminster offers a wider range of shops, supermarkets, schooling and a mainline railway station with services to London Waterloo. The Jurassic Coast, including Lyme Regis, is within easy reach, and the A35 provides convenient road links to the wider area, including Exeter.



## DESCRIPTION

The Post House is a substantial and intriguing Grade II listed property, combining a former cottage, shop and post office to create a versatile home extending to over 2,500 sq ft, including the adjoining barn. The property retains a number of period features and offers considerable scope for further improvement or alternative use, subject to any necessary consents.

The original part of the house, dating from the late 18th century, forms the entrance hall with access to the first floor. Upstairs there are three double bedrooms, a sitting room and a shower room, together with access to a large loft space.

The main ground floor accommodation includes a breakfast room and adjoining kitchen overlooking the courtyard, along with a rear porch and cloakroom. Beyond this lies the former shop and post office, now arranged as a spacious reception and dining area with a partitioned library area.

To the rear, the former sorting office has been converted into a self-contained bedsit with en-suite facilities. An adjoining store room offers further potential for conversion to a kitchenette, if required.

## OUTSIDE

The property benefits from an enclosed courtyard garden with a southerly aspect, laid to a combination of paving and gravel for ease of maintenance.

A particular feature is the adjoining stone barn, extending to approximately 48 ft in length. The front section provides parking or storage with access onto the road, whilst the rear is currently arranged as a workshop with a mezzanine level above. The barn offers excellent potential for a variety of uses, subject to any necessary permissions.

## SERVICES

Mains water, electricity and drainage are connected. Oil-fired central heating is installed. Ultrafast broadband is available. Mobile coverage is available throughout.



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.



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