



Cedar House Development







# Cedar House Development Trinity Hill

Axminster, EX13 5SS

Lyme Regis Beach 4 miles; Axminster Station 2.5 miles;

Site with planning permission for two exceptional new homes. Existing five bedroom house in 6.46 acres of gardens and paddock.

- Detailed Planning Consent for 2 detached dwellings
- Beautiful valley views to the South
- Wonderful meadow
- Freehold
- Existing 5 bedroom refurbished house
- Planning Ref 22/2423/FUL (26 January 2023)
- Numerous outbuildings
- Council Tax Band C

£1,450,000

Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS  
01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

The London Office

40 St James's Place, London, SW1A 1NS  
020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



## SITUATION

Cedar House is positioned in a delightful woodland setting next to Trinity Hill Nature Reserve, in the rolling hills of the East Devon Area of Outstanding Natural Beauty..

Located between the market town of Axminster north and the picturesque seaside town of Lyme Regis, to the south the property is situated close to the stunning Jurassic Coast.

Axminster provides for most day to day needs including supermarkets, independent shops and a main line rail service to London Waterloo. Local schools include the highly regarded Colyton Grammar School, Axe Valley and Woodroffe School at Lyme Regis. The A35 is easily accessible.

## DESCRIPTION

Cedar House enjoys a wonderful setting with amazing views that stretch across a partly wooded, unspoilt valley cut by a tributary to the River Lim. The house is set back from a private access road in a secluded position at the top of the valley, looking down from the property stretches a hay meadow which is bordered by private woodland.

## THE HOUSE

Thought to date from the 1950's, and built of both brick and timber under a slate roof - the property has been comprehensively refurbished to a very high standard, creating a fantastic family home that offers fabulous views and accommodation whilst being well-insulated and efficient. The property also includes a charming, self-contained one-bedroom annexe.

The back of the house faces south and its layout means that nearly every room can enjoy the lovely view. The main part of the house has a good-sized, combined sitting and dining room with French windows that open to the terrace, each separated by a central wood-burning stove. Immediately adjacent is the fully fitted kitchen leading on to the inner hall and home office.

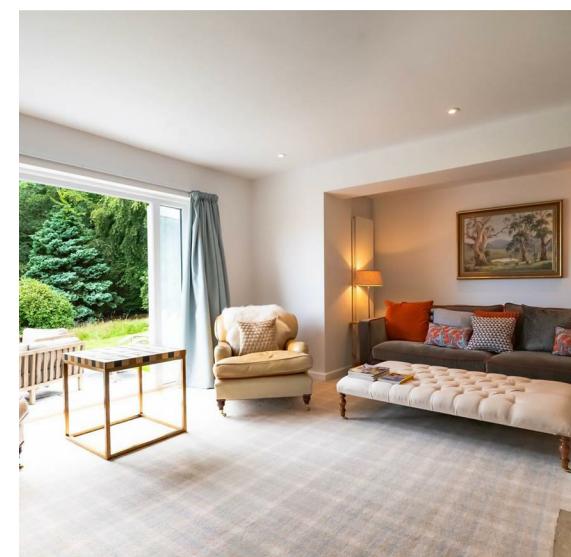
Upstairs are the principal bedroom and two further bedrooms, all of which share the family bath and shower room.

## THE ANNEXE

The annexe has a lovely sitting room with windows on two elevations looking out over the garden and view. There is a fully fitted kitchen/breakfast room, bath and shower room and a south-facing garden room that currently serves as a home office. Upstairs the annexe has a landing with French windows opening onto a delightful roof terrace overlooking the garden and paddock and a good-sized double bedroom with an ensuite WC.

## GARDENS

The garden surrounds the house and is designed to be easily maintained, with a wide, deep, paved terrace extending across the full width of the back of the house and giving way to a gently sloping lawn. There is a large fenced vegetable garden with raised beds and a greenhouse, plus an orchard and large soft fruit cage.





#### FOUR BAY OAK FRAMED CARPORT & GARAGE

Accessed from an additional driveway, the four bay car barn has three open fronted spaces, plus one enclosed, as well as a log store on either end.

#### PADDOCK AND CABIN

Gently sloping to the southeast, this lovely meadow is split from the garden by Chestnut fencing. The paddock runs to the southern boundary, where a covered timber deck area forms a wonderful hide away/cabin on the edge of the woods.

#### TIMBER BARN & PAVILION

There is a large timber barn, with power and water, recently refurbished with a new roof, and a concrete base, which has potential for conversion, subject to planning. Below the orchard, a former timber school pavilion is set on a concrete base over looking the paddock.

#### PLANNING CONSENT

Planning permission has been granted for the erection of two new detached dwellings, one 4 bedroom (3358 sq. ft.) & one 3 bedroom (3300 sq. ft.), to replace the existing house.

Ref:22/2423/FUL, 26th January 2023. There may be potential that the new properties could be re-sited within the newly extended curtilage (Lawful Permitted Development) granted on 14th February 2023 if required, subject to planning.

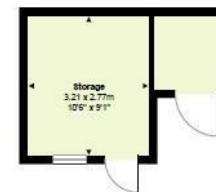
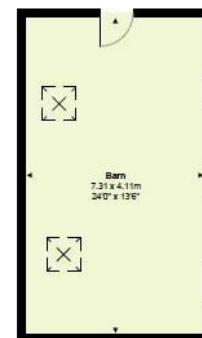
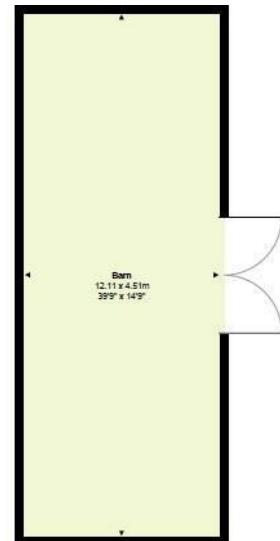
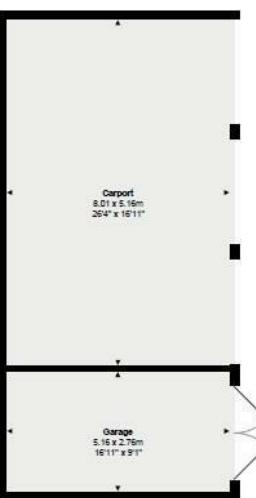
Further information from the agents or the EDDC website.

#### SERVICES

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

#### DIRECTIONS

From Axminster head East on the A35 and take the turning left towards Rousdon and Combyne. After about 200 yards turn left along the private road to 'St Mary's'. In about 50 yards the property is on the left through the trees and a double five bar gate.



Cedar House  
Trinity Hill Road  
Axminster  
Devon  
EX13 5SS



Stags Honiton

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

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		71
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

