



The Coach House



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St Marys, Axminster, Devon, EX13 5SL

Axminster Station 3.1 miles Lyme Regis Beach 4.7 miles

Stunning character home in huge walled garden and just over 18 acres of woodland close to the coast.

- Walled garden - 0.9 acres
- Adaptable accommodation
- Stone studio
- Tenure - Freehold
- 4 bedroom home
- 2 x garages
- In all 18.09 acres (7.32 ha)
- Council Tax Band G

Offers In Excess Of £1,500,000

SITUATION

The property occupies a delightful private woodland setting next to Trinity Hill Nature Reserve in this Area of Outstanding Natural Beauty, accessible to the A35, there are a variety of wonderful footpaths directly from the property.

Accessed from Trinity Hill via an enchanting half mile private drive, the house is nestled within the northern edge of the parish of Uplyme with the bustling and picturesque seaside town of Lyme Regis to the South situated on stunning Jurassic Coast, a World Heritage Site.

The market town of Axminster north provides for most day to day needs including supermarkets and main line rail service to London Waterloo. Local schools include the highly regarded Colyton Grammar School, Axe Valley and Woodroffe School at Lyme Regis.



DESCRIPTION

Located in the unique and private woodland setting the property is amidst a small enclave of similarly individual homes redeveloped from the private school of St Mary's within a beautiful 670 acre country estate.

This lovely character home has an adaptable arrangement of rooms with three generous bedrooms on the ground floor and a fourth first bedroom with the adjoining study providing scope for self-contained accommodation.

A large entrance hall has double doors opening to the sitting room centred on a feature fireplace, this good size room has double doors opening to a superb oak-frame sun room looking out over a balcony and across the walled garden. The kitchen has a range of Inline frame units with double electric oven, hob and timber worktops.

GROUNDS

The drive branches into the property with a long sweeping drive, winding through the trees and coming to the property positioned within a large clearing in the woods.

The house is built partly into the huge 0.9 acre (3,600 sqm) walled garden, the towering stone walls enclose the kitchen gardens in the heart of this former estate, over two levels. The lower level once providing space for a swimming pool.

DOUBLE GARAGE, with lapsed planning consent for conversion and first floor extension to form annexe (Ref 18/0278/FUL). The vendors are due to re apply for consent.

GARAGE/WORKSHOP, timber frame building studio/workshop as well as an accessible loft.

STONE STUDIO with woodburner

In all the property extends to 18.09 acres (7.32 acres)

WOODLAND

Accessed via a number of winding paths, the beautiful deciduous woodland comprising a mix of predominately Beech and Oak with numerous other species and wild flowers.

SERVICES

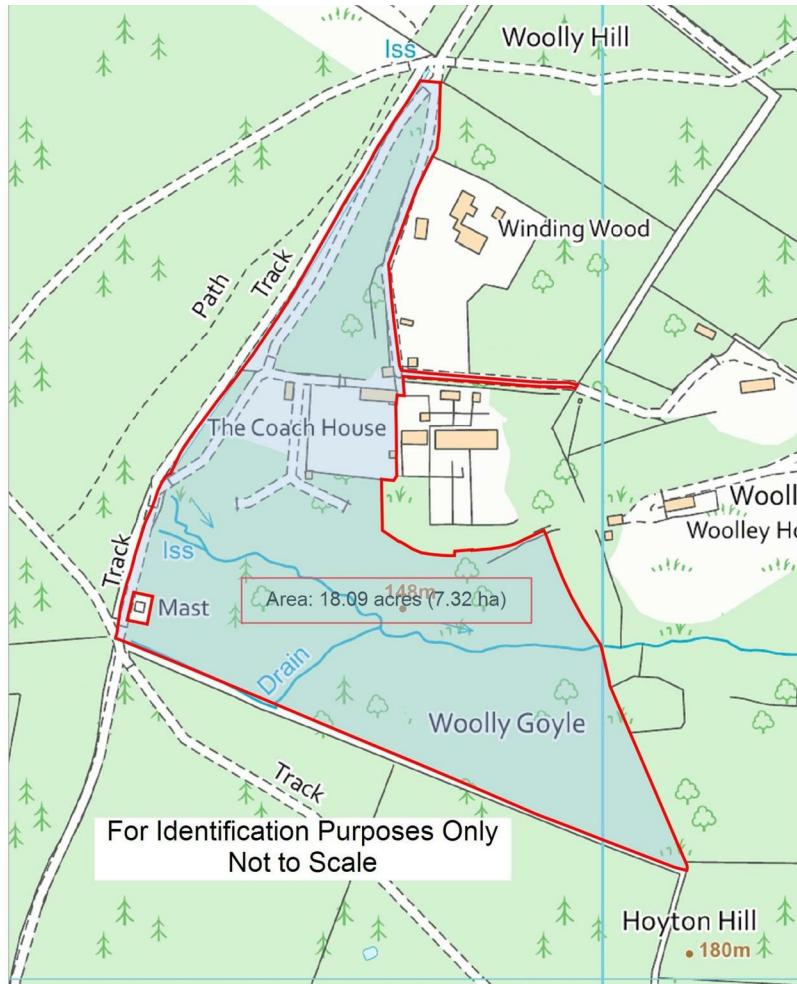
Mains water and electric. Private drainage.

DIRECTIONS

From the A35 south of Axminster, take Trinity Hill Road, signposted to Combyne and Rousdon. After about 200 yards, turn left to 'St Marys'. After about half a mile, turn right into the private drive for The Coach House. What3Words - ///letter.footpath.savings



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



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

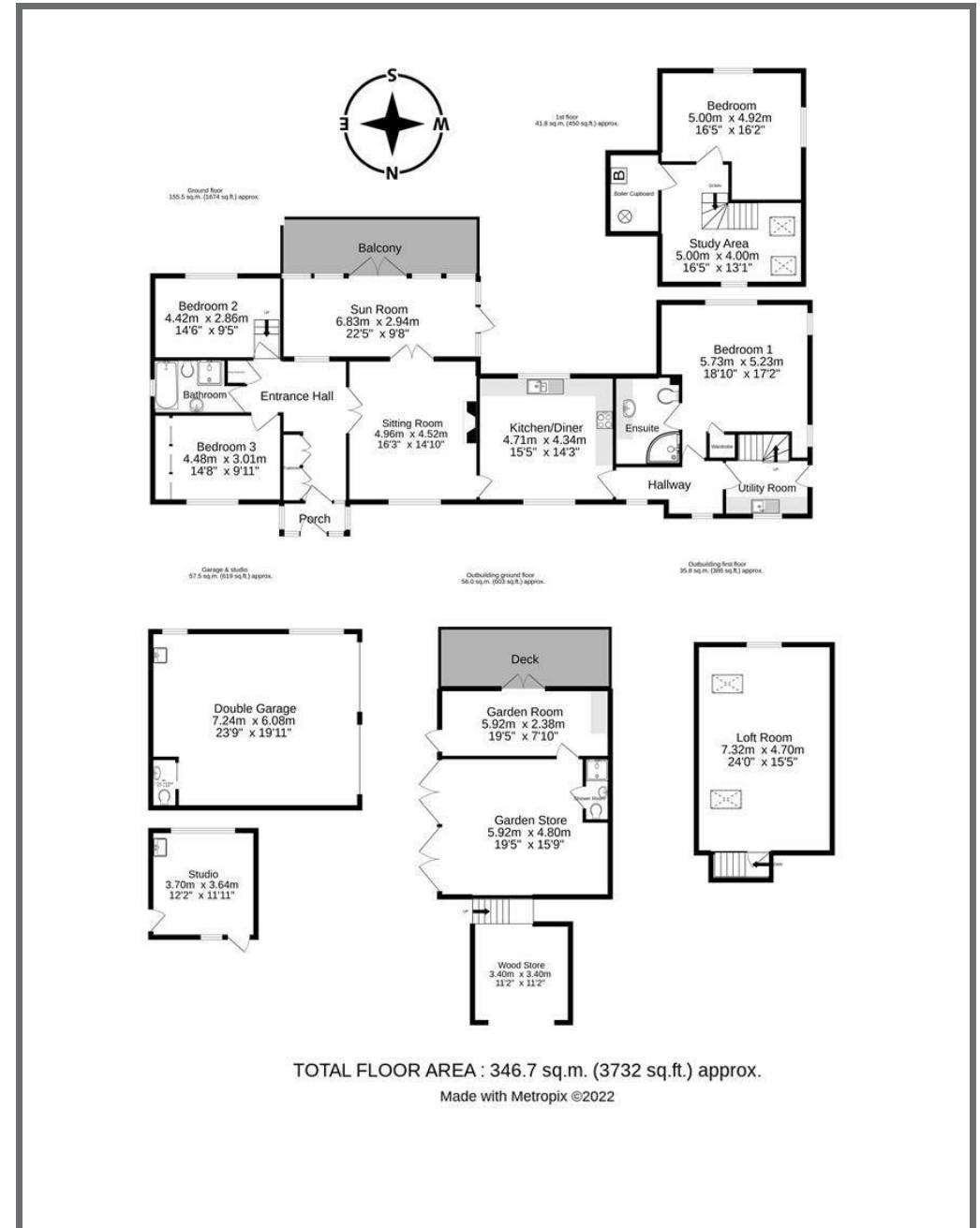
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Energy Efficiency Rating	
Very energy efficient - lower running costs (92 plus) A	Current
(81-91) B	Potential
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	



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