



**STAGS**

Little Trill





# Little Trill

Musbury, Devon EX13 8AA

Axminster 2 miles • Seaton, Lyme Regis & Coast 5 miles

Exceptional home and income opportunity in a rural but accessible location with far reaching views

- Four bedroom 18th Century Grade II Listed farmhouse
- Outstanding, far reaching rural views
- Adjoining 3 bedroom cottage with residential permission
- Four holiday cottages
- Grade II Listed stone barns with potential for conversion (stp)
- Workshop and double garage
- Landscaped gardens, paddock and small area of woodland

**In all about 4.2 acres**



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## Introduction

In a peaceful East Devon location with stunning views across the surrounding countryside, Little Trill is perfect for those looking for a period house with an established self-catering holiday business. The main house has well-proportioned rooms which are light and bright and many look out across the Axe Valley towards the Blackdown Hills AONB. Adjoining the main house is Trill Cottage, currently a 3 bedroom holiday cottage, which has permission to be used as a residential cottage making it ideal for those looking for dual occupancy/multi-generational living. The four holiday cottages are across a cobbled courtyard and provide guests with comfortable self-catering accommodation. The property has lovely landscaped gardens and the substantial unconverted Grade II Listed stone barns on site offer potential for further development subject to obtaining the relevant consents.

## Location

Little Trill is quietly located off a country lane just a mile from the historic village of Musbury. The village has a range of facilities including a primary school, pre-school, church, garage with shop, post office, a local pub and village hall. Axminster (2 miles) has a main line station on the London Waterloo line and good road connections to the M5 and the A303. The well renowned Hugh Fearnley-Whittingstall's River Cottage is 2 miles away. Colyton (4 miles) is perhaps best known for the much acclaimed Colyton Grammar School, one of England's top state schools, Little Trill is within their catchment area.

The historic market town of Honiton (11 miles) offers a range of day to day amenities and is widely renowned for its specialist antique and book shops. Honiton lies on the southern edge of the Blackdown Hills, a designated Area of Outstanding Natural Beauty just 10 miles from the stunning Jurassic coast at Sidmouth, itself a natural World Heritage Site. This region of the coastline was designated England's first World Heritage site and there is a wealth of public footpaths from which to enjoy the stunning coastal scenery.

Communication links are excellent with a direct rail service from Honiton Station to London Waterloo whilst the A30 provides quick and efficient road access to the Cathedral City of Exeter, some 16 miles to the west and junction 29 of the M5 motorway. Exeter has a main line rail service to London Paddington, an international airport and extensive shopping and leisure facilities.

## Little Trill

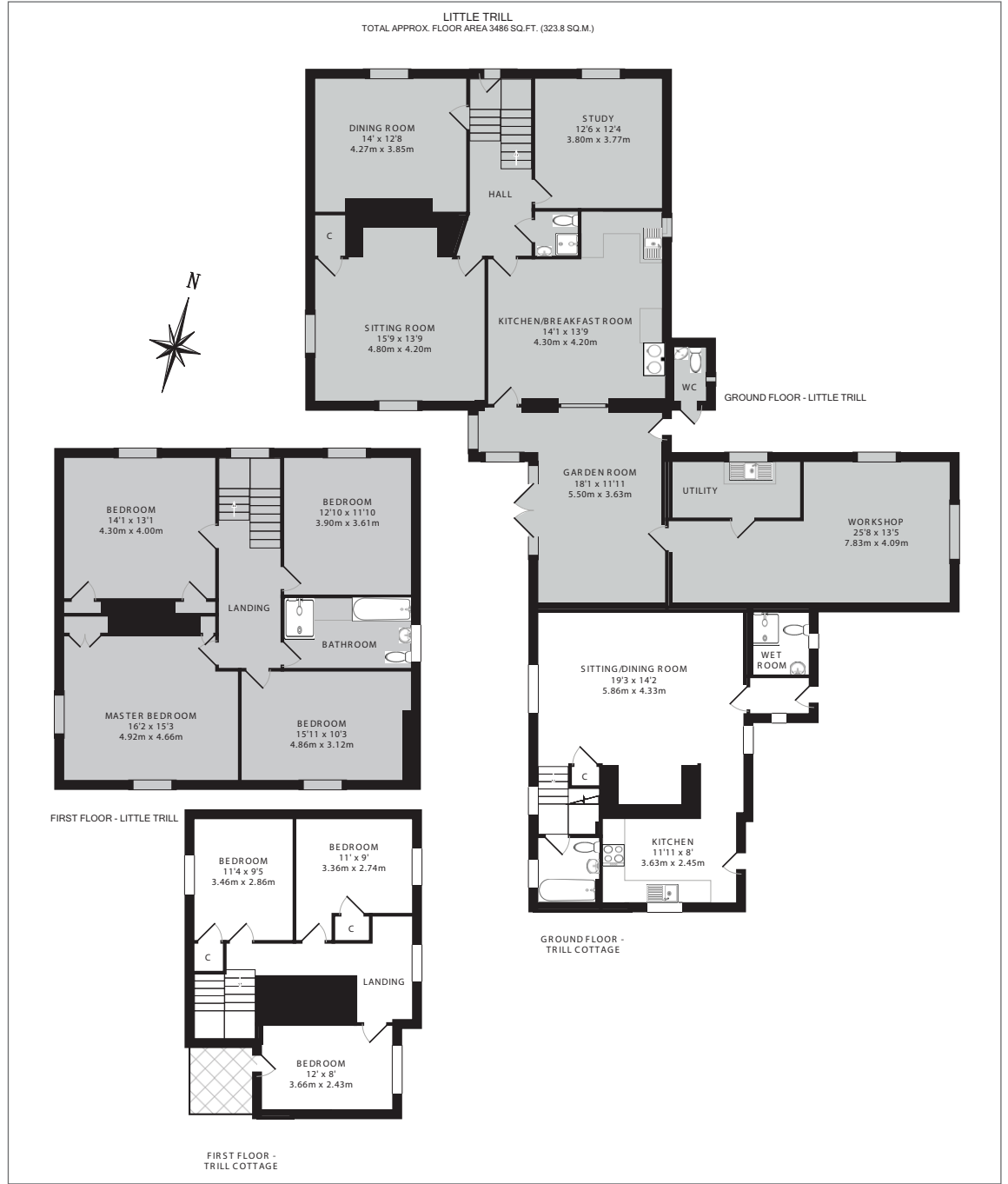
Dating back to the 18<sup>th</sup> Century, this Grade II Listed house is light and bright with a number of rooms enjoying the fabulous far reaching views. Many rooms have charming features including wooden sash windows with shutters and flagstone floors. In brief the accommodation comprises:

**Entrance hall** with doors off. **Dual aspect sitting room** with shutters, flagstone floor and inglenook fireplace with wood burner. The **dining room** overlooks the garden and has built in cupboards and shelves. A further reception room with stone floor and shuttered windows is currently used as a **study**. **Shower room** with WC, sink and shower. **Kitchen/breakfast room** with range of wall and base cupboards, range cooker and cast iron wood burning stove. Door to **sunroom/garden room** with stone flooring and doors to the **courtyard** and **workshop** with **utility room** off. Former doorway to Trill Cottage.

On the first floor there is a dual aspect **master bedroom**, **three further double bedrooms** and a **family bathroom**.

The terrace at the front of the house overlooks the landscaped gardens and is a perfect spot to enjoy the panoramic views across the rural landscape. There is a **private walled garden** to the side of the house which leads to a **walled vegetable garden** with greenhouse. There is a separate, gated private access from the country lane leading to a range of barns, the paddock and an area of woodland. There is a cellar underneath the dining room which is accessed from a door in the courtyard.





## Little Trill Cottage (sleeps 6)

Adjoining the farmhouse and with its own separate entrance, this cottage has residential permission but is currently used for holiday letting. On the ground floor is a fitted **kitchen**, open plan **sitting/dining room** with large inglenook fireplace and beamed ceiling and **wet room** with shower, WC and sink. On the half landing is a further **bathroom** and on the first floor are **three bedrooms**. There is a private garden and patio and a parking space. Previously there was a door from the sitting room into the garden room of Little Trill.

## The Holiday Cottages

A range of Grade II Listed stone farm buildings across the cobbled courtyard were converted into self-catering holiday cottages over 25 years ago.

All the cottages are fully carpeted, attractively decorated and furnished with Freeview TV, WiFi and gas central heating. Two of the cottages have particularly fine views across the valley. The cottages are promoted via the website [www.littletrillcottages.com](http://www.littletrillcottages.com) and through letting agencies including [cottages.com](http://cottages.com). Accounts can be made available to interested parties after a viewing.

For images of the cottages please visit [www.littletrillcottages.com](http://www.littletrillcottages.com) In brief the cottages comprise:

Vine Cottage (sleeps 6)

Rose Cottage (sleeps 4)

Wisteria Cottage (sleeps 4)

Honeysuckle Cottage (sleeps 4)

Vine and Rose Cottages have patios from where the far reaching views can be enjoyed. Wisteria and Honeysuckle have patio areas to the side. There is a gravelled parking area for the cottages and a games room and guest laundry in one of the barns.

## The Land

The glorious gardens are fairly level with mature trees and shrubs and extensive lawns. There are plenty of areas to sit and enjoy the peace and quiet and marvel at the views. To the side is a small orchard, a fenced paddock, area of woodland and a duck pond. In all the land amounts to about 4.2 acres.

There are two entrances to the property - the original driveway with double garage leading to the cobbled courtyard and around to the parking for the cottages. A separate, gated entrance from the country lane has been recently created providing a more private access to Little Trill.

## Outbuildings

There are **substantial double storey, unconverted stone and brick barns** (approx. 45' x 20' and 40' x 15') adjoining the holiday cottages and overlooking the cobbled courtyard. Although currently used as a guest laundry, games room and for storage, these barns offer great potential for further development (stp).

To the eastern side of the property is a further **single story barn** (approx. 94' x 13') with power and lighting. This can be accessed by the separate entrance from the country lane and also offers potential for redevelopment subject to obtaining the relevant consents.

There is a **double garage** at the entrance to the property and between Little Trill and Trill Cottage is a single storey **workshop** incorporating a **utility room**.

## Outgoings

Little Trill Council Tax Band F.

Little Trill Holiday Cottages has a Rateable Value of £11,250 for 2017/18. However the property benefits from 100% Small Business Rates relief and no rates are payable.

## Local Authority

East Devon District Council [www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

## Services

Mains gas, mains electricity, mains water and private drainage. The cottages have gas central heating.

## Directions

From Honiton take the A35 towards Axminster. Take the second turning to Axminster town centre signed to Musbury/Seaton on the A358. At the end of the slip road turn left signed to Musbury A358/Seaton B3172. Follow this road for ½ mile passing the Axminster Carpet Factory shop. Turn left signed to Trill and follow the lane up the hill for ½ mile.

Turn right opposite Trill Farm and the property is on the right clearly signed.

## Viewings

Strictly by appointment with Stags on 01392 680058.

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





