



The Old House

The Old House, Hunthay, Axminster, EX13 5RJ



INTRODUCTION

This attractive small holiday complex lies in an envied location with attractive views over the adjoining Axe valley meadows and great access to the nearby World Heritage Jurassic coast. The spacious main house was subject to a substantial renovation in the recent past with new thatch covering at that time. The adjoining cottage provides the full flexibility of extended family living with this 3 bedroom cottage adjoining the house or for use as it is currently for holiday letting. The 2 further cottages provide an excellent established income. This property offers the rare opportunity for a character country home with income and flexible extended family living amongst beautiful surroundings offering the perfect lifestyle balance of coastal access and countryside living.

SITUATION

The property lies just outside Axminster, with the town just 1 mile away. This bustling market town provides a wide range of local amenities including supermarkets, shops, schools and a main line rail station, also 1 mile, connecting to Waterloo, London. Just up the road is the famous restaurant and cookery school of Hugh Fernley-Wittingstall's River Cottage, as well as the Trinity Hill nature Reserve.

Road access is excellent with the A35 just half a mile, which connects to the A30 at Honiton or the A358 meeting the A303 at Ilminster. Further along in either direction are the regional centres of Exeter and Dorchester. The property lies only a few miles from the coast, with the ever-popular Lyme Regis just 6.5 miles with its 14th century Cobb harbour. While the wider Jurassic coast, designated world heritage status offers a host of opportunities to take in its unspoiled beaches and rugged fossil laden cliffs between East Devon and West Dorset all the way to Bournemouth.

THE OLD HOUSE

This very attractive period grade 2 listed house was completely renovated in 2014. This included a complete rethatch and also renewal of all the roof timbers along with windows, doors, flooring, bathrooms and kitchen as well as numerous other works. This now provides the unusual combination of character and charm while having fully up to date fittings.

The well laid out accommodation comprises a large open plan sitting room which opens through to the beautifully fitted kitchen/dining room, which has double door opening on the garden with views. Added to this is a utility and cloakroom with WC. On the first floor are 5 bedrooms with the master ensuite and 2 further bathrooms. From the 1st floor landing a pull down ladder gives access to a large open plan loft area with is fully lined and covers the whole roof area.

BLOOMSBURY COTTAGE

Adjoining the Old House and available for either extended family accommodation or shorthold letting, Bloomsbury cottage is currently a successful holiday let. Refurbished at the same time as the main house it is present in fine order with modern fittings. The accommodation comprises a sitting room, kitchen/dining room, utility and shower room with WC. On the first floor are 3 bedrooms and a family bathroom.

THE HOLIDAY COTTAGES

The two semi detached holiday cottages were converted from former barns and now provide quality holiday accommodation. They comprise:

Bloomsbury Loft – 2 bedrooms, 2 bathrooms – sleeps 4
Bloomsbury Barn – 2 bedrooms, 1 bathroom – sleeps 4

The cottages are marketed in the main via holidaycottages.co.uk with some direct bookings also leading to good occupancy rates. Guests are attracted to the quality of accommodation as well as the ease of access and distance to some world class coastline and pretty villages that feature along the Devon/Dorset boarder.

GARDENS, OUTBUILDINGS

The property is accessed from the road via a shared drive which leads to the property. A large parking and turning area provides ample parking for the owners and cottage guests. Adjoining this is a stone barn providing laundry, workshop and storage.

Gardens surround the main house and Bloomsbury cottage and form the most delightful quintessential country house gardens with areas of well manicured lawns, established flower borders, mature trees and shrubs, all with views through to the adjoining meadows on the West side. A children's outdoor play area provides entertainment for guests. A paved patio runs along the west side with double doors opening from the kitchen/dining room providing the perfect sitting or entertaining space for the owners. In all the property extends to 0.78 acres.

SERVICES

Mains electric and water (metered)
Private drainage, please ask the agents for further details
Heating in all the properties is oil fired with individual boilers
Broadband currently BT approx. 17 MBS
Mobile coverage 'Likely' with EE, O2, Three and Vodafone (O2com)

OUTGOINGS

The Old House council tax band E
Cottages business rateable value £4800

LOCAL AUTHORITY

East Devon District Council
www.eastdevon.gov.uk

FIXTURES AND FITTINGS

Only those mentioned in the sales particulars are included in the sale. All others are excluded but may be available by separate negotiation. However, the majority of furniture, contents, fixtures, fittings and equipment in the letting's cottages will be included.

DIRECTIONS

While travelling East on the A35 from Honiton, turn left onto the B3261 signposted to Axminster. After a short distance turn left signposted Tolcis/Membury. Follow this road turning 1st left into the drive with a sign to the Old House, follow the drive across the field to the entrance to the property.

VIEWINGS

Strictly by appointment through Stags Holiday Complex department on 01392 680058

DISCLAIMER

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

A charming grade 11 listed country house with 3 further cottages providing multi-generational and holiday income opportunities, set within an accessible East Devon location.

- 5 Bedroom period country house
- Attached 3 bedroom cottage with residential use
- 2 Holiday cottages
- Good access to Axminster and Jurassic coast
- Adjoining open countryside
- In all approximately ¾ acre
- Successful established business income
- Freehold

Guide Price
£1,300,000



Denotes restricted head height

Approximate Area = 3782 sq ft / 351.3 sq m
 Annex = 1316 sq ft / 122.2 sq m
 Outbuilding = 568 sq ft / 52.7 sq m
 Limited Use Area(s) = 124 sq ft / 11.5 sq m
 Total = 5790 sq ft / 537.8 sq m

For identification only - Not to scale

Ground Floor

First Floor

Annex 2 First Floor

Annex 1 First Floor

Annex 2 Ground Floor

Annex 1 Ground Floor

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1152563

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.



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Net energy efficient - higher scoring coats			
England & Wales		EU Directive 2002/91/EC	

21/22 Southernhay West, Exeter, Devon, EX1 1PR

01392 680058

holidaycomplexes@stags.co.uk

stags.co.uk