



**The Stables, Shute, Axminster EX13 7NY**

**welcome to**

## **The Stables, Shute, Axminster**

Nestled within a picturesque horseshoe-shaped courtyard, The Stables is a beautifully converted Grade II Listed building that once served as traditional stables. Transformed in 1984, this imaginative conversion has created a truly unique and tranquil home, radiating character and charm.

### **Front Of Property**

Approached via a sweeping driveway that meanders through picturesque adjoining farmland, 7 The Stables is set within an enchanting courtyard accessed through an elegant carriage arch. The gravelled central courtyard provides shared parking, creating a charming and welcoming arrival. Directly to the outside the property there is a wrought iron fence and gate opening onto a stone path leading to the front door

### **Entrance Hallway**

Entered via wooden front door, radiator and ceiling light point

### **Downstairs Cloakroom**

Part tiled walls, low level WC, hand wash basin, radiator and ceiling light point

### **Lounge**

27' 2" max x 11' 5" max ( 8.28m max x 3.48m max )  
Upon entering, you are welcomed into a generous reception room, thoughtfully designed to accommodate both living and dining areas. Bathed in natural light from two large windows and French doors leading to the delightful gardens, this space exudes a warm and inviting ambiance. With understairs storage, radiators and ceiling light points

### **Kitchen**

10' 3" max x 6' 4" max ( 3.12m max x 1.93m max )  
Modern fitted kitchen overlooking the scenic courtyard featuring a range of wall and base units with worktop over and tiled splashback, integrated electric oven with electric hob and cooker hood over, stainless steel drainer sink, space and plumbing for washing machine and fridge/freezer, radiator and ceiling light point

### **Landing**

Additional built-in storage on the landing adds to the home's practicality, loft hatch providing access to loft, cupboard housing hot water tank, ceiling velux window and ceiling light point

### **Bedroom 1**

8' 8" max x 16' 5" max ( 2.64m max x 5.00m max )  
The principal bedroom includes a range of fitted storage, maximising space and functionality, window to the rear with beautiful garden views, radiator and ceiling light point

### **Bedroom 2**

14' 4" max x 7' 3" max ( 4.37m max x 2.21m max )  
Window to the rear with beautiful garden views, radiator and ceiling light point

### **Bedroom 3**

7' 7" max x 8' 6" max ( 2.31m max x 2.59m max )  
Window to front aspect, built in storage, radiator and ceiling light point

### **Bathroom**

Bathroom suite comprising of panel bath with shower over and tiled surround, window to front aspect, low level WC, hand wash basin, part tiled walls, radiator and ceiling light point

### **Rear Of Property**

Delightful gardens that are predominantly laid to lawn and beautifully landscaped with a variety of mature shrubs, hedging, and trees, ensuring a high degree of privacy. A spacious patio area offers the perfect spot to relax and take in the serene countryside views, with wooden sleeper steps leading to the higher level. Timber shed with power, greenhouse and potting shed provide further garden storage





### **Garage**

Situated in a separate block, providing secure parking or extra storage space



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## The Stables, Shute, Axminster

- NESTLED IN TRANQUIL RURAL LOCATION
- GRADE II LISTED BEAUTIFUL CONVERSION
- COUNCIL TAX BAND E
- SPACIOUS RECEPTION ROOM WITH FRENCH DOORS LEADING TO PATIO
- MODERN KITCHEN

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£350,000**



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
AXM104693 - 0003

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