



Shute Hill Farm



# Shute Hill Farm

Shute, Axminster, EX13 7PY

Axminster Station 3.8 miles; Jurassic coast at Seaton 6 miles

Beautifully presented home in glorious gardens and grounds, with far reaching views to the sea.

- Far reaching views
- Recently refurbished
- Woodland and paddock
- Freehold - In all 2.96 acres (1.2 ha)
- Countryside & sea views
- Stunning gardens
- Stone outbuildings
- Council tax band F

Guide Price £795,000

## SITUATION

The property occupies a glorious elevated position in the rolling hills of East Devon with stunning views down the valley across farmland to the sea which is about 6 miles away.

Positioned with no-near neighbours and sheltered from the north by an established band of deciduous woodland you wouldn't know the property was there, yet the centre of the village of Shute with its primary school, church and collection of historic houses is within 1 mile.

Not far from the A35, the property has easy access to the market towns of Honiton to the West and Axminster East, each have a large range of facilities and shops including secondary schools, swimming pools, leisure complexes, supermarkets, restaurants and a railway station on the Exeter to London (Waterloo) line.



## DESCRIPTION

Thought to date from the 1950's, the house has been refurbished by the current owners with a new kitchen and family bathroom in recent years as well as a single storey extension to the rear, resulting in a well-presented and comfortable family home.

The accommodation includes an entrance hall, double aspect sitting room centred on a lovely fireplace and with fabulous views across the beautiful gardens and beyond, double doors opening into the conservatory/garden room which as its name suggests provides a glorious vantage point from which to enjoy the gardens. The recently refitted kitchen is semi-open plan to the dining room and is fitted with a range of units with a Belfast style sink and granite worktops, there is space for a dishwasher as well as a large American style fridge/freezer. To the rear there is a utility and a cloakroom with shower.

On the first floor are three good size bedrooms, the largest with fitted cupboards. The family bathroom has recently been refurbished with lovely bath, separate shower and double sinks.

## GROUNDS

The property is approached through a band of deciduous woodland with a preservation order, along a tarmac drive to a large gravel parking area which opens up beside the house and garage.

The gardens are one of the standout features of this property, with extensive landscaped paths winding through established shrubs and flower borders. There is a sweeping lawn that backs on to mature tree-lined banks with a gentle and far reaching view across the adjoining farmland to the valley and sea beyond. Beside the house is a patio and path.

There is also a charming summer house which could be used as an office or hobby room.

## STONE OUTBUILDINGS

Beyond the garden and sheltered by mature trees are two old stone barns, thought to be the remaining part of a historic farmstead. One barn is split into a number of use stores/stables, the other is larger with big sliding doors down one end giving access to the adaptable space which is used currently as a big workshop with an enclosed store behind. Whilst accessed from the garden there is also another access from the council road.

## PADDOCK/ORCHARD

East from the gardens is a paddock with a few remaining apple trees sheltered by mature tree-lined hedge banks.

In all the property extends to about 2.96 acres (1.2 ha).

## SERVICES

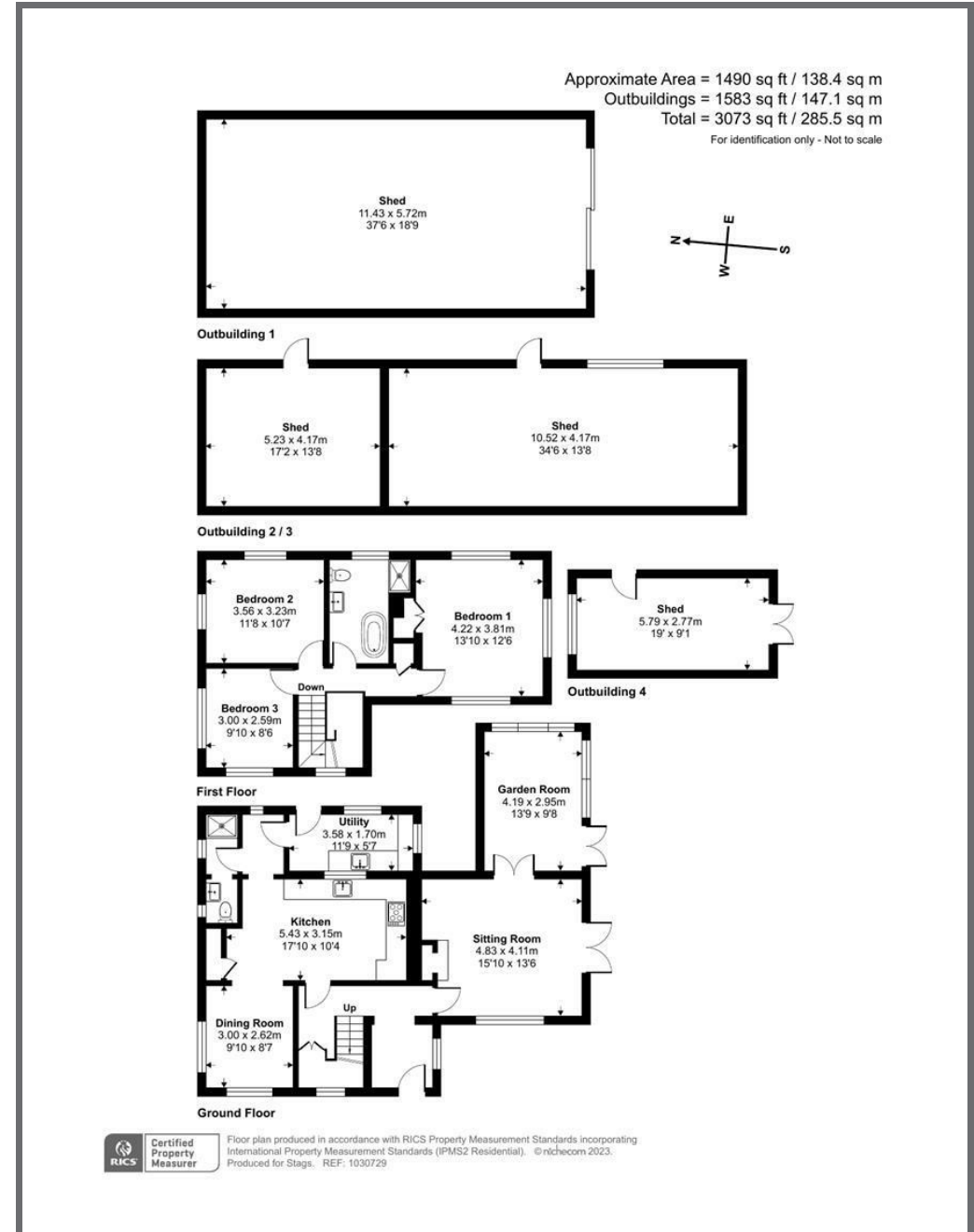
Mains water and electric. Private drainage on the property via a septic tank which may need updating by the purchasers. Fibre broadband available, not currently connected. Oil-fired central heating.

## DIRECTIONS

From Honiton head east on the A35 to Axminster, at Taunton Cross turn right to Shute. After about 100 yards turn left (Straight on) as the road bends right through Shute Piers. Continue for a short distance and the drive is through the trees on your right.



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



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		42	72

England & Wales EU Directive 2002/91/EC