



Fairview



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Crewkerne Road, Axminster, Devon EX13 5SX

Spacious multi-generational home with lovely views over 4,000 sqft (383 sqm).

- Spacious family home
- Devon/Dorset border
- 29' Sitting room
- Freehold
- Council Tax Band A (2 beds)
- Accessible location
- 6 Double bedrooms
- Air source heat pump
- Council Tax Band E (4 beds)

Guide Price £695,000

SITUATION

This property is located in an accessible position in the village of Raymonds Hill, with fantastic views down across the Axe Valley.

The community of Raymonds Hill is only a mile east from the busy market town of Axminster located on the Devon/Dorset border, and has a post office/ village shop and public house, whilst Axminster has a good variety of shops, including a Tesco supermarket, schooling and recreational facilities, swimming pool, and a railway station on the London Waterloo line.

The south coast at Lyme Regis is 5 miles away and the coastline forms part of the Jurassic coast a World Heritage site. The property is close to the East Devon Area of Outstanding Natural Beauty.



DESCRIPTION

Substantially extended by the previous owner and extensively refurbished by the current owners, the generous family home has an adaptable array of accommodation over three floors.

Entering on the ground floor from the parking area the entrance hall leads on through double doors to the dining room with its woodburning stove, this opens to the impressive double aspect sitting room that has views down across the garden and valley beyond. The kitchen is on the south side of the house, recently fitted with stylish units and lots of storage, there is space for fridge/freezer and a range style cooker. There is a good size utility and door to the outside. On this floor are two double bedrooms, a family bathroom with free-standing bath and shower unit as well as separate shower room.

On the first floor are two bedrooms, each with under eaves storage space, with the largest having a kitchenette area and an ensuite bathroom.

On the lower ground floor with access straight out to the terrace are two further double bedrooms, one with en suite shower plus a family bathroom. There is a sitting room, games room, utility as well as access to the undercroft a low head height area for storage under the remainder of the ground floor.

PARKING & GARAGE

To the front of the house is a large tarmac parking area for several cars. The former garage has had UPVC doors attached and has been made into a workshop/store area.

GARDENS

Wonderfully landscaped the grounds which have been lovingly tended with numerous areas from which to enjoy the space. Access is down both sides of the property with a large sweeping paved and gravelled area. Steps lead down to the lawn past stocked beds and feature trees/shrubs, a seating pergola and down to a garden shed/summer house at the bottom.

SERVICES

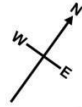
Mains water, electric and drainage. Recently installed Air-source heat pump for heating and hot water.

DIRECTIONS

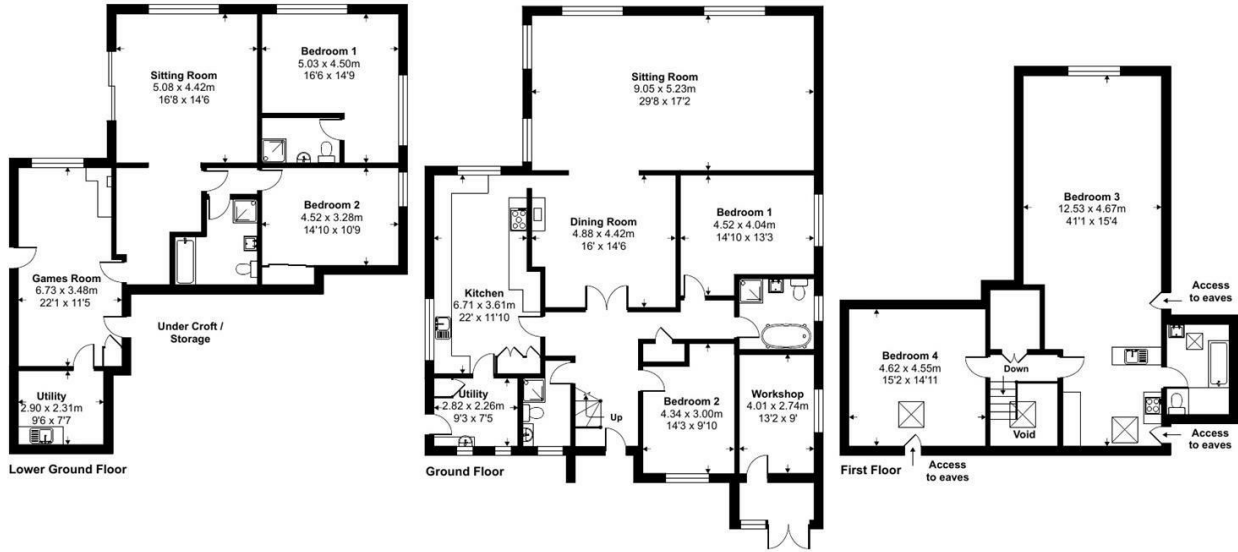
Head east from Honiton on the A35 past Axminster. Towards the top of the hill turn left into Crewkerne Road. After approximately half a mile the property can be found on the left.



Approximate Area = 4127 sq ft / 383.3 sq m
 For identification only - Not to scale



Potential Annexe



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2023. Produced for Stags. REF: 1011161

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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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