



Fallowfields



Fallowfields Trinity Hill

Musbury, Axminster, EX13 8TB

Lyme Regis: 2.5 miles Axminster: 2.7 miles Seaton: 4.5 miles

A detached bungalow with outstanding countryside views, gardens, driveway and double garage.

- Detached
- Driveway parking
- Double garage
- Freehold
- Five bedrooms
- Landscaped gardens
- Wood burner
- Council Tax Band F

Guide Price £750,000

SITUATION

Fallowfields is positioned in a delightful setting overlooking the rolling hills of the East Devon Area of Outstanding Natural Beauty.

Located between the market town of Axminster north and the picturesque seaside town of Lyme Regis, to the south the property is situated close to the stunning Jurassic Coast. Axminster provides for most day to day needs including supermarkets, independent shops and a main line rail service to London Waterloo. Local schools include the highly regarded Colyton Grammar School, Axe Valley and Woodroffe School at Lyme Regis. The A35 is easily accessible.



DESCRIPTION

Fallowfields is a rendered detached bungalow with tiled roof set in an enviable position offering views over the East Devon countryside towards the sea. The property has versatile living accommodation throughout with the kitchen/dining room being a charming room with a large picture window taking full advantage of the countryside and sea views. The kitchen has a range of wall and base units, a double electric oven, as well as space for a breakfast table and chairs. Off of the kitchen, is a large useful utility room/boot room with access to the double garage. On the ground floor is also a good sized dining room with stairs rising to the first floor and doors leading to the garden, from the dining room there is access to the living room with woodburning stove, which in turn leads to the conservatory where the views can be further appreciated.

There are three bedrooms on the ground floor and the well presented family bathroom. On the first floor, are two further double bedrooms and a shower room, both bedrooms have useful eaves storage. In bedroom two there is a Velux window which turns into a small balcony.

OUTSIDE

Fallowfields is set in charming gardens, with outstanding views and can be approached by two separate driveways. There is off road parking leading to the double garage and further parking on the second driveway. Fallowfields is set centrally within the plot, with landscaped gardens surrounding which are mainly laid to lawn with established shrub and trees. There is a timber shed and raised vegetable beds.

SERVICES

Mains electric and water. Drainage via a septic tank (not shared, and not tested). LPG gas which provides the gas central heating.

This property has the benefit of standard broadband. (Ofcom) EE, Vodafone and o2 mobile phone signal available.

DIRECTIONS

Travelling on the A35 in a easterly direction though Kilmington, continue along the A35 for approximately 3 miles. As you pass the Raymonds Hill signs, take the next right hand turning signposted Combyne and Rousdon onto Trinity Hill Road. Follow this road past River Cottage kitchen and store, continue and the property can be found on your right, just after the crossroads.



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 | | | |
| (55-68) D | | | |
| (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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Approximate Area = 2665 sq ft / 247.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1104903