



7 The Stables



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Shute, Axminster, EX13 7NY

Axminster: 5.3 miles Honiton:: 7.3 miles Seaton: 5.8 miles

A charming period house forming part of a converted 18th century stable block with large mature gardens and lovely views. EPC D

- Countryside location
- Large gardens
- Three bedrooms
- Spacious reception room
- Modern fitted kitchen
- Allocated parking
- Leasehold
- Council Tax Band E

Guide Price £375,000

SITUATION

Situated in the heart of unspoilt East Devon countryside in the River Axe valley well away from busy roads, from the driveway there are views down to the sea at Axmouth. There are excellent walks locally including close by at Shute Woods.

The nearby popular market town of Axminster offers a wide range of amenities with schooling, recreational facilities and shopping from a Tesco superstore to independent shops and a weekly street market. The renowned Colyton Grammar School is a short distance to the south.

Sidmouth, Lyme Regis and the world renowned Jurassic coastline is situated close by to the south, whilst the cathedral city of Exeter is within easy reach west. Direct trains to London Waterloo and Exeter are available at Axminster and Honiton



DESCRIPTION

The Grade II Listed Stables are arranged around a central courtyard in a horseshoe style with gardens behind. An imaginative conversion some years ago (about 1984) created 7 individual houses.

7, The Stables is a charming property offering flexible and spacious accommodation. On the ground floor is a large reception room with ample space for both living and dining, and French doors leading to the charming gardens, as well as two further windows, making a beautifully light room. A modern fitted kitchen overlooks the courtyard and has a variety of fitted units, and space for appliances. There is a downstairs cloakroom.

There are three bedrooms, two a good size and the third smaller, the main with a variety of fitted storage and the bathroom which would benefit from modernisation on the first floor, as well as useful built in storage on the landing.

OUTSIDE

The Stables is approached via a sweeping driveway through adjoining farmland which leads through a carriage arch to a gravelled central courtyard with shared parking.

The gardens for number 7, are delightful, being mostly laid to lawn with a variety of mature shrubs, hedging and trees and offering an excellent degree of privacy. There is a useful shed for storage, and summer house, as well as a lovely sized patio to enjoy the aspect and countryside views.

Garage located in a separate block

SERVICES

Mains electricity and water. Shared private drainage. Oil fired central heating.

The property is held on a 999 year lease at a nominal ground rent. Each of the 7 houses own a share of the freehold of Shute Stables. Please note: Holiday letting is not permitted under the terms of the lease. The maintenance of the roadway, sewage treatment plant and shared areas is carried out by Shute Stables Management (run by the residents) and there is an annual charge of £450 per annum. Please note, there are restrictive covenants on the property, please contact the office for a copy of the Land Registry Title.

DIRECTIONS

From Shute, at the gate house bear left onto the Kilmington road and past the church. Continue until Haddon Cross and turn sharp right passing East Lodge. After a 1/3 of a mile, bear left down the stables driveway, passing through the arch into the courtyard. Number 7 is straight ahead.



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			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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 = 1008 sq ft / 93.6 sq m
Garage = 162 sq ft / 15 sq m
Total = 1170 sq ft / 108.6 sq m
For identification only - Not to scale

Ground Floor

First Floor

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1117413