



Fairacre







Fairacre Lyme Road

Axminster, Devon, EX13 5BH

Axminster station 1 mile Lyme Regis 4.9 miles

Arts and Crafts Style 6 bedroom home set in 1.6 Acres of part wall grounds on the edge of town. EPC D

- Multi-generational accommodation
- Stunning views
- Parking and garage
- 6 Bedrooms
- Freehold
- Arts & Crafts style character
- Glorious part walled gardens
- In all about 1.6 acres
- 4 Bathrooms
- Council tax band G

Guide Price £1,000,000

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SITUATION

Positioned down a short quiet lane south of Lyme Road, the property has outstanding views to the south and west, within walking distance of the town.

The market town of Axminster benefits from a wide range of facilities including schooling, shopping and recreational facilities and mainline station on the London (Waterloo) line. The area benefits from some outstanding schooling, with nearby Colyton Grammar School, one of England's top state schools and the Axe Valley Community College is within walking distance to the property.

The south coast at Lyme Regis, famous for its Cobb and Bay is some 5 miles distant, positioned along the Jurassic Coast. The property is close to three Areas of Outstanding Natural Beauty (AONBs) the Blackdown Hills to the north, East Devon to the south and Dorset to the east, where there are a number of foot and bridle paths giving access to the variety of the surrounding rolling countryside. Country walking is possible from the gates of the property.

DESCRIPTION

Built in the early 20th century with a blend of colonial and Arts and Crafts styles the substantial accommodation has a wealth of character features without being listed. There is an impressive solid timber front door, decorative coving, deep skirting and architraves, stylish fireplaces, some exposed timber floors and high ceilings.

The flexible layout of rooms has been used for multi generational living, giving a degree of independence where required.

Laid out with the accommodation over one floor, the main rooms are centred around the dining hall, an impressive large room lit by a glazed atrium surrounded by a ceiling cornice.

The sitting room and the main bedroom with en suite are to either side of the dining hall, both have a double aspect across the gardens.

The family room has a feature fireplace with inset wood burner and views to the garden. The kitchen has been recently refurbished with a range of bespoke in-frame style units around a central island unit with marble style Quartz worktops.

There are three further double bedrooms, two with French doors to the garden, a large family bathroom with rolltop bath and shower, as well as a separate shower room and a utility/boot room. A doorway from the dining hall leads into additional accommodation in the annex.





ANNEXE

Attached to and with an interconnecting door, the annexe has been used by family members and for occasional short term letting. There is a open plan living room with stylish kitchen, rear porch, two double bedrooms (one currently being used as a dining room) and a family bathroom with rolltop bath and shower.

PART WALLED GARDEN

Walled on three sides, the impressive and extensive garden has been lovingly landscaped with parkland style specimen trees, a kitchen garden with lean-to summer house, fruit trees, wildflower meadow and large wildlife pond fed from rainwater off the house. An area of the garden to the south west has a connection point to water, electric and drainage, providing convenient access for additional living subject to any necessary consents.

Note, neighbours septic tank in the North West end of the garden.

DEVELOPMENT POTENTIAL

Given the position of the property on the southern edge of Axminster, just outside the current defined development boundary, the property is subject to an uplift clause by a previous owner, further information from the agents. This does not include holiday accommodation.

SERVICES

Mains water and electric. Oil-fired central heating system. Private drainage via septic tank. Fibre broadband available (up to 1,000 Mb/s). Superfast fibre broadband is currently installed (up to 150 Mbps)

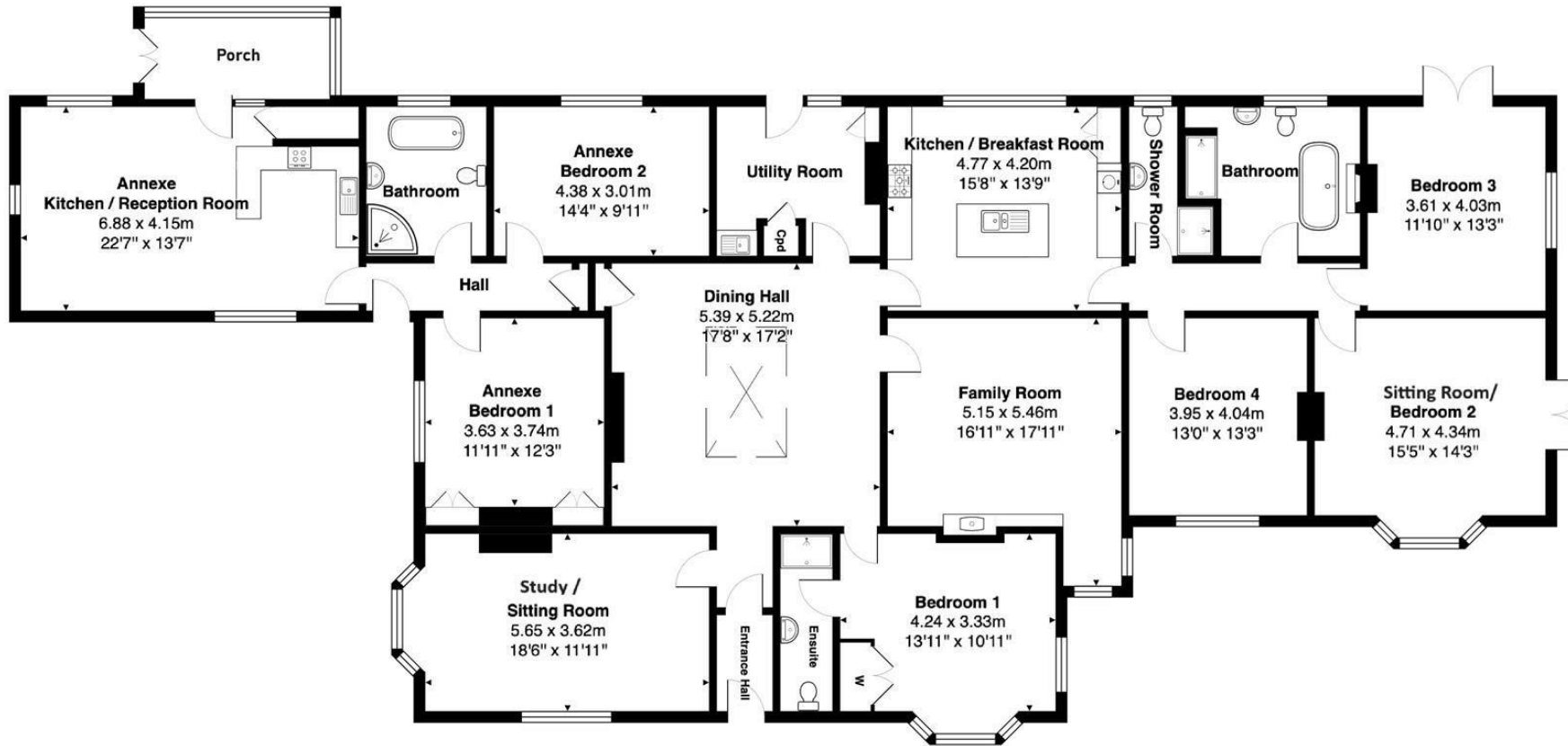
Mobile coverage available outside with EE, O2, Three and Vodafone (Ofcom).

PV PANELS / INSULATION

The property has had recently installed array of Photovoltaic Panels added to the roof, as well as lots of additional insulation plus some replacement windows and external doors which has improved the energy performance of the property.

DIRECTIONS

From the centre of Axminster head up Lyme Road. After passing Prospect Garage, continue for about 100 yards turning right down the lane beside Cowslip House.



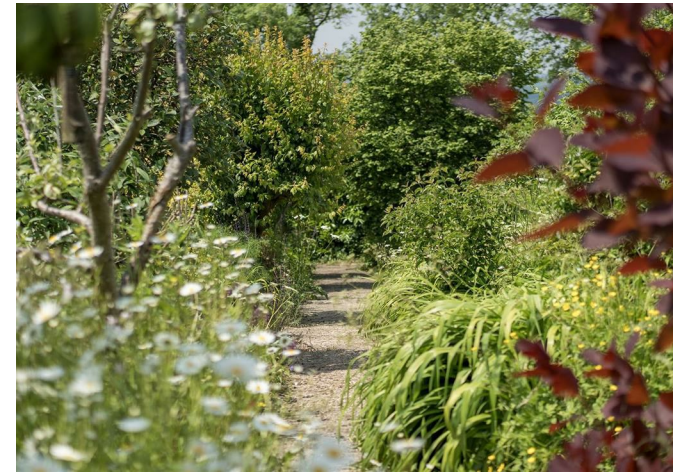
Total Area: 287.0 m² ... 3089 ft²

All measurements are approximate and for display purposes only



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		66	
(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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