



Stoney House





# Stoney House Stoney

, Axminster, EX13 5BU

Axminster Station: 0.8 miles Honiton: 10 miles Lyme Regis: 5.2 miles

Stoney House in Axminster is an elegant period property that offers a perfect blend of historic charm and modern amenities. With its spacious rooms, large games room, and beautiful walled garden, this home is ideal for those seeking a character-filled residence in a picturesque and convenient setting. EPC E

- Walled Garden
- Accessible Location
- Garage
- Four Bedrooms (2 En Suite)
- Chain Free
- Spacious Accommodation
- Freehold
- Council Tax Band F

## Guide Price £750,000

### SITUATION

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 5.5 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.





## DESCRIPTION

Stoney house has been thoughtfully improved by the current owners, ensuring that the property is presented to an exceptionally high standard. Upon entering, you are greeted by a spacious and welcoming hallway that sets the tone for the rest of the home. This hallway provides access to various main living areas.

The property boasts two beautiful reception rooms, with the living room featuring an attractive fireplace that serves as a focal point. The dining room is a spacious, light room with French doors leading to a charming veranda overlooking the garden. The modern fitted kitchen is equipped with contemporary appliances and offers ample space for cooking. Adjacent to the kitchen is a practical utility/boot room for additional storage and a downstairs cloakroom.

On the first floor you will find four spacious double bedrooms. Each bedroom is a delightful room maintaining the period character of the property while offering modern comforts. The main bedroom is particularly spacious, featuring an attractive high specification en-suite shower room, the second bedroom also has its own ensuite shower room. There is a well-appointed family bathroom on the first floor. This bathroom serves the remaining two bedrooms.

## OUTSIDE

The gardens of Stoney House are particularly impressive, featuring a lovely walled garden that provides a private, south westerly facing outdoor space. The garden is beautifully landscaped, offering a tranquil retreat for gardening enthusiasts, as well as a perfect setting for outdoor dining and relaxation. The walled design adds to the charm of this delightful property.

One of the standout features of Stoney House is the large 40 ft games room. This expansive area is ideal for a variety of leisure activities, from hosting game nights to serving as a home gym or even a hobby room. Its generous size and versatility make it a valuable addition to the home, catering to the needs and interests of the entire family.

The arched garden gate leads directly to two tennis courts at the Leisure centre and an additional parking area. The Leisure centre offers an indoor pool, gym and sports grounds. With a private location, immediate access to these leisure facilities and only a short walk to pubs and shops the house is superbly located for family living.

The property has a large garage with workshop the potential for conversion, to be included as part of the property, subject to planning and a cobbled courtyard.

## SERVICES

Mains drainage, gas, electricity and water (metered). Standard, Superfast and Ultrafast broadband available. Mobile signal likely outside with EE, Vodafone, O2 and Three (O2com)

## DIRECTIONS

From the centre of Axminster head up Lyme Road. After passing Axe Valley Leisure centre on your left, take the next left down Stoney Lane and Stoney House can be found on your left at the top of the T Junction opposite Loretto Road.

What3Words: ///costumed.stow.soldiers





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.



Approximate Area = 1999 sq ft / 185.7 sq m  
 Outbuilding = 711 sq ft / 66.1 sq m  
 Garage = 261 sq ft / 24.2 sq m  
 Total = 2971 sq ft / 276 sq m  
 For identification only - Not to scale

**Ground Floor** **First Floor**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1135205



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		
		42	78
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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