



Newhaven











# Newhaven Chardstock

Axminster, Devon, EX13 7DA

Lyme Regis: 10 miles Axminster Station: 5.1 miles

Spacious family home with excellent equestrian facilities and annexe. In all about 5.65 Acres (2.27 ha) EPC D



- Fabulous views
- 1 Bedroom annexe
- All weather arena
- Freehold
- Spacious accommodation
- Stables, barn and yard
- In all about 5.65 Acres (2.27 ha)
- Council tax band F

Guide Price £1,100,000

## Stags Honiton

Bank House, 66 High Street, Honiton, Devon, EX14 1PS

01404 45885 | [honiton@stags.co.uk](mailto:honiton@stags.co.uk)

## The London Office

40 St James's Place, London, SW1A 1NS

020 7839 0888 | [enquiries@tlo.co.uk](mailto:enquiries@tlo.co.uk)



@StagsProperty



## SITUATION

Located in a wonderful elevation position just outside the village of Chardstock, the property has fabulous views down across its own land and the rolling hills of the Blackdown Hills Area Of Outstanding Natural Beauty.

Positioned close to the Devon, Dorset and Somerset borders sits the pretty village of Chardstock a short distance from the coast.

In this welcoming community, you can enjoy a peaceful lifestyle with country walks on your doorstep, community shop for everyday needs, post office, primary school, church and village hall, which is the focal point that brings residents together regularly. More amenities and a weekly food market can be found in the historic town of Axminster, which is just four miles away and has a mainline railway station on the Exeter to London Waterloo line. Picturesque Lyme Regis and the beautiful Jurassic Coast are about a 20-minute drive away.

Exeter to the west, and Taunton to the north both provide a comprehensive array of retail and leisure facilities and access to the M5. Exeter International Airport offers a number of domestic and international flights.

## DESCRIPTION

Substantially extended and improved by the current owners, this generous property has been finished to a high standard, making the most of the fantastic views. The accommodation includes a double aspect sitting room with dual facing wood burner, 20' x 20' open plan kitchen/breakfast room with a large open island unit and plenty of fitted units, lit by a large sky lantern. To the rear is a huge utility/boot room ideal for dogs and living in the countryside.

There is a separate dining room plus two double bedrooms on the ground floor, the largest with lots of fitted cupboards. The family bathroom has a large shower and contemporary free-standing bath. There is a separate WC.

On the first floor are two further double bedrooms, the largest with walk-in wardrobe, two huge roof lights making the most of the views and access to the Jack n Jill shower room.







## GARDENS

The property is approached off the lane by two drives providing plenty of space for multiple cars. Surrounding the house the gardens are gently sloping, predominately to lawn with hedge boundary and attractive shrubs, with a huge terrace from which to enjoy the fabulous views.

Off one of the parking areas and attached to the house is the garage with electric door.

## ANNEXE/CABIN

Positioned beside the house within the gardens, this versatile building has been used as an annexe/extra accommodation to the house, improved over recent years there is an open plan living space opening to raised decking area, plus a bedroom with en suite shower.

## STABLES, BARN & YARD

Accessed separately from the road and via the garden, the stable yard is close enough to the house, without being intrusive. There are 5 stables within 3 buildings, 2 larger than average that could be used for additional storage/foaling etc.

There is also a substantial agricultural barn/workshop measuring about 160 sqm (1,750 sqft).

The stables and barn have an adjoining yard, part concrete and part stone, it forms an excellent turn out area for the horses, or further parking for additional vehicles.

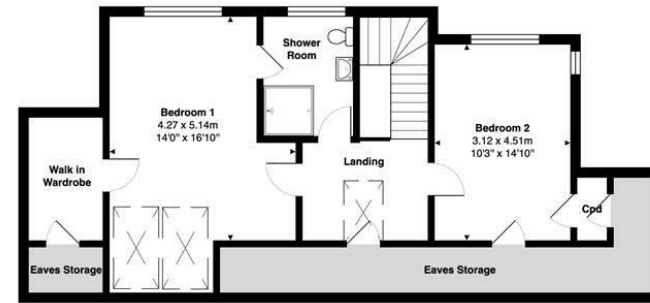
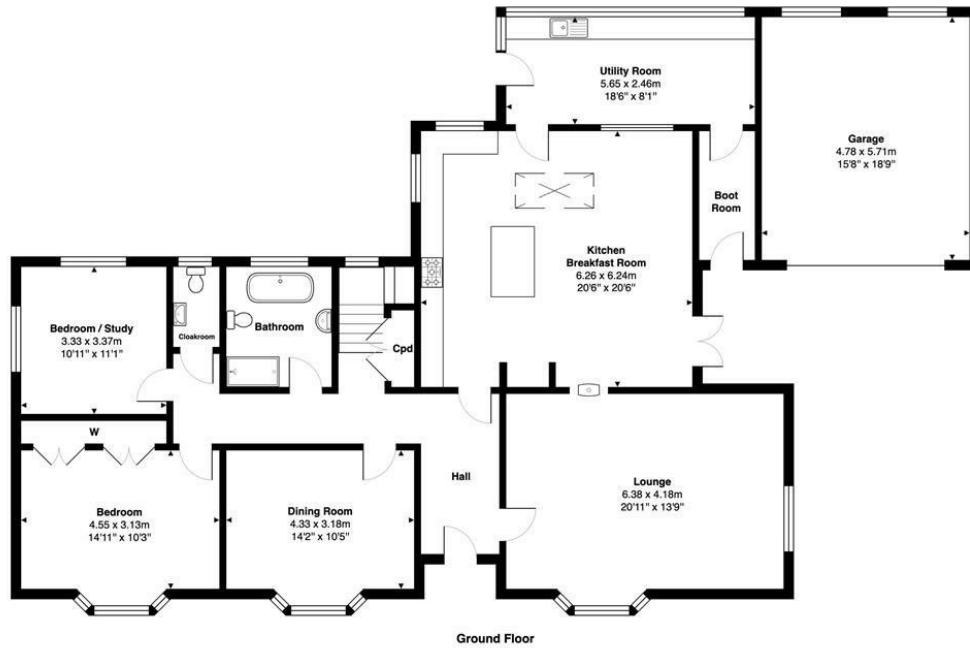
## PADDOCKS AND SAND SCHOOL

Below the property are the paddocks, surrounded by mature hedge lined banks, the gently sloping field has been split to form a number of smaller paddocks with electric fencing.

The owners have also installed a large all weather surface approx 40 (130') x 20m(65') arena with post and rail fencing.

## SERVICES

Mains electric and water connected. Solar panel feed-in tariff system. Currently use private water (Spring). Private drainage details to be verified. Broadband available (upto 49 mb/s) available, mobile coverage likely outside with O2, Three and Vodafone (Ofcom).



Total Area: 311.8 m<sup>2</sup> ... 3356 ft<sup>2</sup>  
 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			
		62	75
		EU Directive 2002/91/EC	







