# Lion Cottage, Axminster Road

# Lion Cottage,

Musbury, Axminster, EX13 8AZ

Axminster 3.3 miles; Colyton 3.4 miles; Lyme Regis 7 miles

A period stone cottage offering generous reception space, two double bedrooms, a private courtyard garden, and a double carport, situated in a peaceful rural village. EPC E

- Period cottage
- Double car port
- Courtyard garden
- No onward chain
- Council Tax Band C
- Two double bedrooms
- Village location
- Detached store
- Freehold

## Guide Price £285,000

### SITUATION

Musbury has an active village community supporting an ancient church, inn, petrol station with shop and post office, village hall and primary school. The market town of Axminster is just over 3 miles and offers plenty of facilities; including mainline railway station, supermarkets, independent shops, as well as recreational facilities and doctors' surgery. There is also a well supported local market every Thursday. The small town of Colyton is nearby, with its beautiful Medieval Church is less than two miles away and offers a range of local shops and recreational amenities including a library and doctors' surgery.

To the south is Lyme Bay, a dramatic stretch of the Jurassic Coast World Heritage site which features the popular resorts of Lyme Regis with its famous Cobb, as well as the coastal villages of Branscombe and Beer.

## DESCRIPTION

Lion Cottage is a semi-detached period property brimming with character, featuring original exposed stonework and timber beams, now offering a wonderful opportunity for refurbishment.

A glazed porch to the rear, leads into the kitchen with fitted units and larder cupboard. The cottage has excellent reception space including a spacious sitting room with brick fireplace housing an open fire, perfect for cosy evenings, and separate dining room featuring another characterful open fireplace. From the inner hall, a well-proportioned study is found, which could easily serve as a third bedroom, along with a convenient downstairs bathroom.

Upstairs are two well-sized double bedrooms, both offering lovely rural views and ample fitted storage. A family bathroom completes the upper floor, providing a comfortable and practical layout for family living.

## OUTSIDE

The cottage enjoys a private courtyard garden to the rear, with a useful outside store, providing additional storage options.

To the side of the property, a double carport offers convenient off-road parking for two vehicles, ensuring both practicality and security.

## SERVICES

All mains services connected (water is metered).

Standard and superfast broadband available. EE, Three, O2 and Vodafone mobile networks available outside (Ofcom).
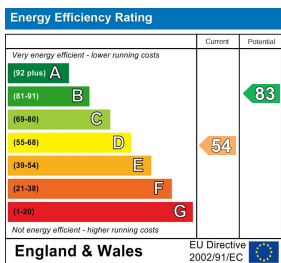
Please note the property has a medium risk level for surface water flooding, although our vendors have not experienced this during their ownership.

## DIRECTIONS

From Axminster, head south on the A358 towards Musbury. Follow this road for almost 3 miles, before taking a left turn onto Axminster Road. Lion Cottage is approximately 175 yards along this road on the right-hand side.

**Lion Cottage, Axminster Road, Musbury, EX13 8AZ**

**Ground Floor**

Sitting Room
6.78 x 3.49m
22'3" x 11'5"

Kitchen
3.46 x 2.90m
11'4" x 9'6"

Porch

Bathroom

Hall

Dining Room
3.94 x 3.62m
12'11" x 11'11"

Study
2.40 x 3.69m
7'10" x 12'1"

**First Floor**

Bedroom 1
4.18 x 3.56m
13'9" x 11'8"

Bathroom

Bedroom 2
3.92 x 3.61m
12'10" x 11'10"

Cpd

**External Store Rooms**

2.54 x 2.23m
8'4" x 7'4"

.90 x 2.03m
2'11" x 6'8"
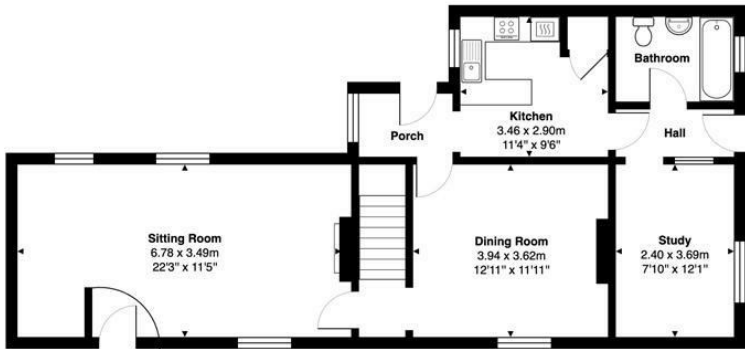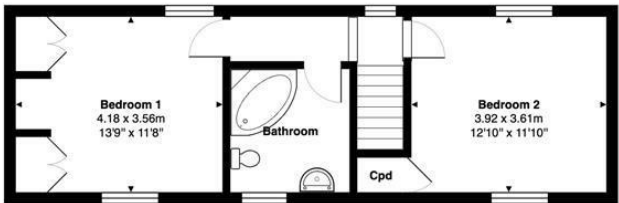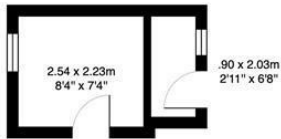
Total Area: 121.1 m² ... 1304 ft²
All measurements are approximate and for display purposes only

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 54 | |
| (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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